FROM

Erma M. Swiney, an unmarried widow

FROM

Linda F. Burnsed, Trustee

AND

TO

Linda F. Burnsed, Trustee

TO

Erma M. Swiney, an unmarried widow and James Franklin Swiney, III, an unmarried man

Davidson County DEEDQC
Recvd: 09/19/08 14:47 2 pgs
Fees:12.00 Taxes:0.00
20080919-0095988

QUITCLAIM DEED

Address of New Owner:

James Franklin Swiney, III
and Erma M. Swiney
503 Harding Place
Nashville, TN 37211

Send Tax Bills to:

James Franklin Swiney, III
and Erma M. Swiney
503 Harding Place
Nashville, TN 37211

Map/Parcel Number:

147-02-0-184.00

This Instrument Prepared by:

CHAFFIN, BURNSED & SMITH, PLLC
3100 West End Ave., Ste. 550
Nashville, TN 37203

According to information supplied by the parties

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Erma M. Swiney
Affiant

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Subscribed and sworn to before me this 19th day of September, 2008.

Notary Public

My Commission Expires:_____

FOR AND IN CONSIDERATION of clarification of title (and no monetary consideration), and for the express purpose of making a reconveyance to create the status of ownership of joint tenants with right of survivorship, I, ERMA M. SWINEY, an unmarried widow, by these presents do hereby quitclaim and convey unto Linda F. Burnsed, TRUSTEE, her successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 42, on the Plan of Battery Crest, Section II, as shown of record in Book 7884, page 159, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James F. Swiney, Jr. and wife, Erma M. Swiney and Lucille S. Martin, all as joint tenants with right of survivorship, by Quit Claim Deed of record in Book 8069, Page 212, Register's Office for Davidson County, Tennessee. The same James F. Swiney, Jr. and Lucille S. Martin having since died, property now being vested entirely in Erma M. Swiney.

This conveyance is also subject to all matters, terms and conditions on the plan of record and restrictive covenants of record in Book 3164, Page 215, and any and all supplements and amendments thereof, in the said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, the said Linda F. Burnsed, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto the said **Erma M. Swiney, an unmarried widow, and James Franklin Swiney, III, an unmarried man, as joint tenants with right of survivorship,** their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This being improved property known as 503 Harding Place, Nashville, TN 37211.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19th day of September, 2008.

Erma M. Swiney

Linda F. Burnsed, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Erma M. Swiney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 11/7/2011

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Linda F. Burnsed, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes and in the capacity therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 2008.

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

My Commission Expires: 11/7/2011

I, Amy D. Nix, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy D. Nix

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy D. Nix, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 11/7/2011

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011