Box 10-B

Davidson County DEEDQC
Recvd: 10/07/08 15:56 2 pgs
Fees:12.00 Taxes:0.00
20081007-0101838

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF **OCTOBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: **August 23, 2011**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY G. MANN, ET AL	**SAME**	**091-10-0-116.00**
(NAME)	(NAME)	
6018 ROBERTSON ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MICHAEL MODINE AND WIFE, BETTY J. MODINE, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **BILLY G. MANN, MICHAEL WILLIAM MANN, MITCHELL GENE MANN, MELISSA LEE MANN HANEY, MARGARETT MILES MANN FAIRCLOTH AND MONICA NANCYE MANN SLATER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Urbandale, Section 2, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 123 fronts 50 feet on the easterly margin of Hite Street and extends back 173 feet on the northerly line and 193.3 feet on the southerly line to a dead line in the rear measuring 54.21 feet thereon.

Being the same property conveyed to Michael Modine and wife, Betty J. Modine from Billy G. Mann, Michael William Mann, Mitchell Gene Mann, Melissa Lee Mann Haney, Margarett Miles Mann Faircloth and Monica Nancye Mann Slater, by deed of record in Instrument No. 20071119-0135375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

PROPERTY TAXES FOR THE YEAR 2008 ARE HEREBY ASSUMED BY THE GRANTEES.

Unimproved ( )
This is improved(X) property known as **706 HITE STREET, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this **7th** day of **OCTOBER, 2008.**

MICHAEL MODINE

BETTY J. MODINE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Modine and Betty J. Modine**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of **October, 2008**.

My Commission Expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public