Davidson County DEEDQC
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QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Steven B Shankle, Et al **2412 Valley Brook Road** **Nashville, TN 37215**	**Steven B Shankle, Et al** **2412 Valley Brook Road** **Nashville, TN 37215**	**Map-117-10** **Parcel-37.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, STEVEN B SHANKLE and wife, MARY JO SHANKLE (hereinafter "Grantors"), by these presents and for the purpose of terminating their tenancy by the entirety, do hereby quitclaim and convey unto STEVEN B SHANKLE and wife, MARY JO SHANKLE, as tenants in common (hereinafter "Grantees"), their successors and assigns, a one-half (1/2) undivided interest each in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 145.7 feet on the northerly side of Valley Brook Road and runs back 287 feet on the easterly line and 275.1 feet on the westerly line to the southerly line of Lot No. 18, measuring 145 feet thereon.
>
> Being the same property conveyed to Grantors herein as tenants by the entireties by Warranty Deed dated April 1, 1999, from James Clark Akers, III and wife, Eleanor Miller Akers, of record in Book 11415, page 276 in the Register's Office for Davidson County, Tennessee.

#451118

This conveyance is subject to:

1. 2008 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnity and hold harmless Grantors from liability and loss therefrom.

2. Easement over a strip of land five feet wide running along the westerly margin and strip of land five feet wide running along the northerly margin are reserved for telephone and light wires and pipe lines as set out in Deed of record in Book 1153, page 97, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 974, page 29, Register's Offices for said County.

This is improved property known as 2412 Valley Brook Road, Nashville, Davidson County, Tennessee 37215.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantors and Grantees as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title.

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

WITNESS OUR HANDS this 15 day of October, 2008.

Steven B Shankle

STEVEN B SHANKLE, Grantor

Mary Jo Shankle

MARY JO SHANKLE, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Brandon Branco, a Notary Public of this County, STEVEN B SHANKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15 day of October, 2008.



Notary Public
My Commission Expires: 7/24/2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Brandon Branco, a Notary Public of this County, MARY JO SHANKLE, the within named 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, at office, this 15 day of October, 2008.



Notary Public
My Commission Expires: 7/24/2010

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).