THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

Davidson County DEEDQC
Recvd: 12/03/08 13:43 2 pgs
Fees:12.00 Taxes:0.00
20081203-0117372

QUITCLAIM DEED

FROM: Martina BreAnn Swinger
Ashley Michelle Swinger
Jessica LaSha Swinger

TO: Michelle Swinger

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $ -0- .

Michelle Swinger
Affiant

Subscribed and sworn to before me this 29th day of November, 2008.

Notary Public

3-21-2009
Commission Expiration Date

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michael J. Philbin
My Commission Expire
March 21, 2009

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
MICHELLE SWINGER **3821 DR. WALTER S. DAVIS BLVD.** **NASHVILLE, TN 37209**	**SAME**	**91-4-6**

KNOW ALL MEN BY THESE PRESENTS that Martina BreAnn Swinger, Ashley Michelle Swinger, Jessica LaSha Swinger, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, unto Michelle Swinger her successors and assigns, said land being described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Map of George l Waddey's State Normal Subdivision, and described according to a copy of a survey thereof made by W. B. Southgage, June 1916, and described as follows:

Beginning at a point in the easertly margin of 39th Avenue North, at the corner of Lots 40 and 41; thence with the line between said lots easterly 150 feet to the westerly margin of an alley; thence with the margin of said alley, southerly 50 feet to a point, a corner of Lot No. 42, westerly 150 feet to the easterly margin of 39th Avenue North; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Jesse W. Swinger by deed from Allen Wilder, of record in Book 5810, Page 677, Register's Office for Davidson County, Tennessee. For additional derivation see below.

This is improved property known as 3821 Dr. Walter S. David Boulevard formerly known as 1214 39th Avenue North; Nashville, TN 37209.

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

THE SAID JESSE W. SWINGER DIED INTESTATE ON JANUARY 22, 2000. HE WAS SURVIVED BY HIS WIDOW MICHELLE SWINGER, THE GRANTEE NAMED HEREIN, AND THREE CHILDREN MARTINA, ASHLEY AND JESSICA SWINGER, THE GRANTORS NAMED HEREIN. SEE THE AFFIDAVIT OF HEIRSHIP EXECUTED BY EDWARD SWINGER THAT IS BEING RECORDED CONTEMPORANEOUSLY HEREWITH.

Instrument #20081203-0117371

WITNESS our hands effective this 29th day of November, 2008.

Martina BreAnn Swinger

Martina BreAnn Swinger

Ashley Swinger

Ashley Michelle Swinger

Jessica Swinger

Jessica LaSha Swinger

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Martina BreAnn Swinger, 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 this 24th day of November, 2008.

Commission Expiration Date: 3-21-2009

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michael J. Philbin
My Commission Expires
March 21, 2009

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Ashley Michelle Swinger, 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 this 29th day of November, 2008.

Commission Expiration Date: 3-21-2009

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michael J. Philbin
My Commission Expires
March 21, 2009

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Jessica LaSha Swinger, 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 this 29th day of November, 2008.

Commission Expiration Date: 3-21-2009

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Michael J. Philbin
My Commission Expires
March 21, 2009