Davidson County DEEDQC
Recvd: 01/15/09 08:56 4 pgs
Fees:27.00 Taxes:0.00
20090115-0003794

FROM:

IRVIN L. SMALL AND WIFE,
BEVERLY K. SMALL

TO:

BRYAN HOWARD, TRUSTEE

FROM:

BRYAN HOWARD, TRUSTEE

TO:

IRVIN L. SMALL AND BEVERLY K. SMALL, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **Howard & Mobley, PLLC** **200 31st Ave., No. Suite 100** **Nashville, Tennessee 37203** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Bryan Howard Affiant Subscribed and sworn to before me, this 13th day of January, 2009. Notary Public My Commission Expires: My Commission Expires NOV. 7, 2011

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Irvin L. Small and Beverly K. Small, tenants in common 409 W. Tyne Drive Nashville, TN 37205	SAME	Map 130-09-0/132.00 and Map 130-09-0/133.02

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us, we, Irvin L. Small and wife, Beverly K. Small, hereby remise, release and quitclaim unto

Bryan Howard, Trustee, his successors and assigns, the tract(s) or parcel(s) of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

And now, I, the said Bryan Howard, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Irvin L. Small and Beverly K. Small, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 13th day of January, 2009.

Irvin L. Small

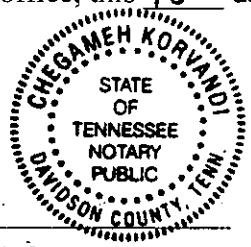
Beverly K. Small

Bryan Howard, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irvin L. Small and Beverly K. Small, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2009.



Notary Public

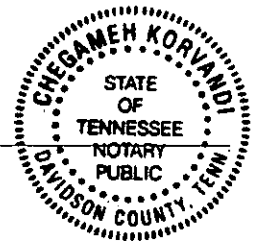
My Commission Expires: _____

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STATE OF TENNESSEE)
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Notary Public

My Commission Expires: _____

My Commission Expires NOV. 7, 2011

EXHIBIT A

Legal Description

TRACT NO. 1: Being lot "A" on the Map of the Subdivision of lot No. 2 of Block 1, of the Highlands of Belle Meade No. 1 as of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.

Said lot "A" fronts 236 feet on the southwesterly side of West Tyne Drive and runs back 400 feet on the northwesterly line and 445 feet on the southeasterly line to a dead line in the rear, measuring 233-1/3 feet thereon.

TRACT NO. 2: Being part of Block "F" on the Map of Belle Meade Subdivision No. 2 of as of record in Book 421, page 51, Register's Office for said County, and being shown as part of an unnumbered tract lying on the north side of West Tyne Drive on the Plan of the Highlands of Belle Meade, of record in Book 547, page 180, said Register's Office, and described as follows:

Beginning at a point in the northeasterly margin of West Tyne Drive, 472 feet, more or less, northwesterly, as measured along the margin of West Tyne Drive, from the southwest corner of the part of Block "F" conveyed to Myra J. Blair by deed of record in Book 702, page 567, said Register's Office; thence northeasterly 49 feet, more or less, to a point; thence northwesterly 250 feet, more or less, to the northeasterly margin of West Tyne Drive; thence with the margin of the same, southeasterly 236 feet, more or less, to the point of beginning.

Being the same property conveyed to Irvin L. Small and wife, Beverly K. Small, by deed from Harris A. Gilbert, Trustee, of record in Book 9183, page 380, Register's Office for Davidson County, Tennessee.

This is improved property known as 409 W. Tyne Drive, Nashville, Tennessee 37205.