Davidson County DEEDQC
Recvd: 03/13/09 16:14 4 pgs
Fees:22.00 Taxes:0.00
20090313-0023034

FROM:	TO:
DONALD R. LOFTIS and Wife, DIANNE E. LOFTIS, Tenants by the Entirety	**ANDRA J. HEDRICK, TRUSTEE**

AND

FROM:	TO:
ANDRA J. HEDRICK, TRUSTEE	**DONALD R. LOFTIS and Wife, DIANNE E. LOFTIS, Tenants in Common**

QUITCLAIM DEED
FOR TERMINATING A TENANCY BY THE ENTIRETY AND CREATING A 50/50 TENANCY IN COMMON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Donald R. Loftis Dianne E. Loftis 814 Quail Valley Drive Brentwood, TN 37027	Same	Parcel ID: 16104016100

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Andra J. Hedrick, Trustee
Andra J. Hedrick, Trustee

Subscribed and sworn to before me, this 12th day of March, 2009.

Linda H. Robertson
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/07/2013

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to terminate a tenancy by the entirety, but to create a 50/50 tenancy in common between us, we, **DONALD R. LOFTIS** and wife, **DIANNE E. LOFTIS**, hereby remise, release and forever quitclaim unto **ANDRA J. HEDRICK, Trustee**, her successors and assigns, a certain parcel or tract of land in Davidson County, Tennessee, which is described in Exhibit A attached hereto and incorporated herein by reference.

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

And now, I, said **ANDRA J. HEDRICK, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and forever quitclaim unto **DONALD R. LOFTIS** and wife, **DIANNE E. LOFTIS**, as 50/50 tenants in common (and not as tenants by the entirety), their respective heirs and assigns, the same property as described in Exhibit A, 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.

IN WITNESS WHEREOF, we have hereunto set out our hands on this 10th day of March, 2009.

DONALD R. LOFTIS

DIANNE E. LOFTIS

ANDRA J. HEDRICK, Trustee

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 **DONALD R. LOFTIS**, and wife, **DIANNE E. LOFTIS**, 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 Nashville, Tennessee, this 10th day of March, 2009.

JAN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
January 9, 2012

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 **ANDRA J. HEDRICK, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2009.

LINDA H. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:

1/07/2013

EXHIBIT A

Being Lot No. 20 on the Plan of Goodrich Heights, of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the northerly side of Raywood Court and runs back between lines, 260 feet on the east line and 271.2 feet on the westerly line to a dead line on which it measures 110.9 feet.

Being the same property conveyed to **DONALD R. LOFTIS** and wife, **DIANNE A. LOFTIS**, by Warranty Deed from **JOEL DOUGLAS JACKSON** and wife, **VIRGIE JACKSON**, of record in Book 3429, page 311, Register's Office for said County.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, anchor easement at southwest corner of premises, 30-foot building setback line from Raywood Court, and conditions of owners certificate as shown on plan of record in book 2663, page 60, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2794, page 363, said Register's Office.

This is improved property known as 306 Raywood Court, Nashville, Tennessee 37211.