This form furnished by: **DENISE E. COLE, ATTORNEY, COLE LAW FIRM, PC**

FROM:
JEFFREY CLARK

TO:
JEROME MANNING

BILL GARRETT, Davidson County
T20090017725 DEEDQC
Recvd: 03/17/09 10:52 2 pgs
Fees:12.00 Taxes:0.00
20090317-0023860

QUITCLAIM DEED

New Owners & Address	Taxable Party	Map-Parcel Numbers
Jerome Manning 1805 12th Avenue North Nashville, Tennessee 37208	"SAME"	081-07-0 353.00

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **Ten Dollars ($10.00) .**

DENISE E. COLE, AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2009.

NOTARY PUBLIC

My Commission Expires JULY 25, 2009

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

This Instrument Prepared By:

DENISE E. COLE, ATTORNEY
Cole Law Firm, PC
130 Wilson Pike Circle
Brentwood, TN 37027
(615) 377-0040

TALIA A. WHITESIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, **JEFFREY CLARK, MARRIED,** do hereby sell, assign, and forever Quitclaim to **JEROME MANNING, MARRIED,** all my right, title and interest in said real property as described below:

LEGAL DESCRIPTION:

Being Lot No. 82 on the Plan of the Cephas Woodard Subdivision of Lots 5 and 6, as of record in Book 161, page 174. Register's Office for Davidson County, Tennessee. Said Lot No. 82 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 115 feet, more or less to an alley.

Being the same property conveyed to Gracie Mai Clarke Davis, a widow by deed from Larry Davis and Carolyn Pegues dated February 28, 1975, of record in Book 4895, page 333, Register's Office for Davidson County. The said Gracie Mai Clarke Davis having since died intestate on January 27, 1985, thereby vesting the property in her heirs at law, Robena Harrison, Hattie (sic)Hallie Harrison and Odell Clark, pursuant to an Heirship Affidavit of record in Book 9163, page 28. Hattie Harrison and Hallie Harrison are one and the same person. The said Robena Harrison having since died intestate, leaving as her sole heir at law, that same Hallie Harrison. The said Odell Clark having since died intestate, leaving as his sole heirs at law, Jeffrey Clark, Johnny R. Clark and Odell Clark, Jr.

Being the same property conveyed to JEROME O. MANNING by Final Decree Confirming Sale from the METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, of record as Instrument No. 20080107-0001876, said Register's Office.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register' s Office, Davidson County, Tennessee.

This is improved real property located at: **1805 12th Avenue North, Nashville, Tennessee 37208.**

IN WITNESS WHEREOF I have hereunto set our hands on this the 22nd day of January, 2008.

Jeffrey T. Clark

JEFFREY CLARK

STATE OF TENNESSEE }
COUNTY OF WILLAMSON }

Personally appeared before me, Kelli Smotherman, a Notary Public in and for said County and State, the within named, **JEFFREY CLARK** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Smyrna, Tennessee, Rutherford County, on this the 22nd day of January, 2008.

Kelli Smotherman

NOTARY PUBLIC

KELLI SMOTHERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 07/11/2011

DATE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTIES DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORAMTION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.