Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20090020918 DEEDQC
Recvd: 03/31/09 09:33 3 pgs
Fees:17.00 Taxes:0.00
20090331-0028668

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
George J. Mantoan, Trustee,
George J. Mantoan Revocable
Living Trust Agreement
P. O. Box 3685
Brentwood, TN 37024

Donna L. Mantoan, Trustee,
Donna L. Mantoan Revocable
Living Trust Agreement
P. O. Box 3685
Brentwood, TN 37024

Send Tax Bills To:
Same

Map and Parcel No.
119 09 0153.000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **George J. Mantoan,** an undivided one-half interest as Tenant-in-Common, and **Donna L. Mantoan,** an undivided one-half interest as Tenant-in-Common, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **George J. Mantoan, Trustee, George J. Mantoan Revocable Living Trust Agreement dated March 11, 2009,** a fifty percent (50%) interest as Tenant-in-Common, and **Donna L. Mantoan, Trustee, Donna L. Mantoan Revocable Living Trust Agreement dated, March 11, 2009,** a fifty percent (50%) interest as Tenant-in-Common, ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

(Description from prior deed of record).

Being the same property conveyed to George J. Mantoan, an undivided one-half interest as Tenant – in-Common and Donna L. Mantoan, an undivided one-half interest as Tenant-in-Common, by Quitclaim Deed from George J. Mantoan and wife, Donna L. Mantoan, dated January 30, 2001, of record in Instrument Number 20010206-0011732, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property.

This is improved property known as 2805 Foster Avenue, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11th day of March, 2009.

George J. Mantoan

Donna L. Mantoan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 11th day of March, 2009.

Notary Public

My Commission Expires: 12/6/2011

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **George J. Mantoan** and **Donna L. Mantoan**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2009.

Notary Public

My Commission Expires:
12/6/2011

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

BEING land in Davidson County, Tennessee, described as follows: Being parts of Lot Nos. 11 and 12 on the Map of Parkway Subdivision, as of record in Book 574, page 62, Register's Office for said County, being Lot No. 9 on the Revised Map of Lots 4 to 12, inclusive, of Parkway Subdivision, not of record, in a survey made by Russell Dixon and J. Bruff Wilson, Surveyors, May 23, 1950, and described according to a survey by John Kohl and Company dated November 10, 1975, as follows:

Beginning at a point on the westerly side of Foster Avenue, said point being 111.0 feet south of the southeast corner of the Resubdivision of Part of Tract No. 3 of the Patterson Tract as of record in Book 4595, page 176, said Register's Office; thence leaving said margin westwardly 190.5 feet; thence northwardly 16.1 feet; thence northeastwardly 167 feet; thence eastwardly 25 feet to a point in the westerly side of Foster Avenue; thence with said Avenue southwardly 98 feet to the beginning.

Together with an easement for overhang encroachment, building encroachment, parking, ingress and egress over, across and to the following described property:

Land in Davidson County, Tennessee, described according to a survey by John Kohl dated November 10, 1975, as follows:

Beginning at a point in the westerly margin of Foster Avenue, said point being 396.7 feet, more or less, from the southwest corner of Foster Avenue and Carter Street; said point also being 195.02 feet south of the northeast corner of the property conveyed to Bobby J. Stanley and wife, Nancy R. Stanley by deed form Phillip Saindon, Trustee, of record in Book 4689, page 191, said Register's Office; thence South 63 deg. 10 min. West 195.0 feet to a point; thence North 43 deg. 55 min. West 45.0 feet to a point; thence North 61 deg. 15 min. East 212.0 feet, more or less, to a point in the westerly margin of Foster Avenue, thence with said westerly margin of Foster Avenue 45.02 feet to the point of beginning.