QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/05/09 11:50 5 pgs
Fees:32.00 Taxes:0.00
20090805-0073423

This Instrument Prepared by:
(Based upon information provided by Grantor)
Manson, Johnson, Stewart & Associates
1223 5th Avenue North
Nashville TN 37208

MANSON JONES AND ASSOCIATES

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
Elvyna K. Tears-Blaylock **2804 Hody Drive** **Nashville TN 37206**	**Same**	**092-08-0-305.00**

THIS INDENTURE, Made this the 14th day of July, 2009, between **Elvyna K. Tears-Blaylock and Monroe Tears, individually and as the heirs at law of Thelma G. Tears,** as party or parties of the first part, hereinafter called Grantors, and **Elvyna K. Tears-Blaylock, Monroe Tears, Reginald Emil Blaylock, and Joshua Emil Blaylock;** hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to **Elvyna K. Tears-Blaylock, Monroe Tears, Reginald Emil Blaylock, and Joshua Emil Blaylock,** as ***joint tenants with right of survivorship***, we, Elvyna K. Tears-Blaylock and Monroe Tears as tenants in common, by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot(s) No. 11, as shown on the map entitled McMillin's Subdivision of the Old State Penitentiary Land, of record in Plat book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the westerly side of Stonewall Street and runs back between parallel lines 100 feet in length to a 12 foot alley.

Being the same property conveyed to Stella G. Dixon, by deed from A.J. Linx, Trustee, of record in Book 986, Page 623, dated March 9, 1936, said Register's Office. The said Stella G. Dixon having since died. The Will of Stella G. Dixon of record in Book 180, page 292, Davidson County Probate Court Clerk's Office devises subject property to Thelma Tears, also known as Thelma Jean Grooms Tears.

The said Thelma G. Tears, having since died with her estate being offered for probate in the Davidson County Tennessee Seventh Circuit Court, being of probate record in Docket No. 09P-971. Elvyna Tears Blaylock and Monroe Tears having been identified as the only heirs at law of Thelma G. Tears, deceased.

This is the improved property commonly know as 313 15th Avenue North, Nashville Tennessee 37203.

The said Elvyna K. Tears and Elvyna K. Tears-Blaylock are one and the same person.

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Elvyna K. Tears-Blaylock , Monroe Tears, Reginald Emil Blaylock, and Joshua Emil Blaylock**, as ***joint tenants with right of survivorship,*** heirs and assigns, the same property hereinabove described and set forth, to which reference is here 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 our hands on this 14th day of July, 2009.

Signed, sealed and delivered by Grantor.

Elvyna K. Tears

Elvyna K. Tears

Monroe Tears

Monroe Tears

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: 7 Nov. 2011.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Elvyna K. Tears-Blaylock and Monroe Tears, the bargainor (s), 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 14th day of July, 2009.

Commission expires: 7 Nov. 2011

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Richard Manson, Trustee, 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 14th day of July, 2009.
Commission expires:

Notary Public

BRENDA ANNE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

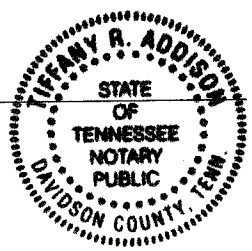
State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____



My Commission Expires MAR. 4, 2013

Prepared by:
Bicentennial Title & Escrow Inc.
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013