QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/06/09 09:54 4 pgs
Fees:27.00 Taxes:0.00
20090806-0073793

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**	**069-11-Parcel 12.00**

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 the 13th Civil District of said County, being Part of Lot No. 8 on the Map of the Partition of Real Estate of Elias Simpkins deceased as of record in Book 2, Page 65 Chancery Court at Nashville, Tennessee, described as follows:

Said tract of land fronts 100 feet on the southwesterly margin of the right-of-way of Hydes Ferry Pike, the northeast corner of this, tract being located 256.85 feet northwest of Windover Drive, and extends back South 62° 26' West between parallel lines 245 feet to a dead line on which it measures 100 feet.

Being the same property conveyed to Monroe Tears and wife, Thelma G. Tears, being of record in Deed Book 4138, page 596, Register's Office for Davidson County Tennessee. 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 4203 Ashland City Highway, Nashville Tennessee 37218.

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

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

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

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