Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENTPREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 1st day of May, 2009.

NOTARY PUBLIC
My Commission Expires: 10/10/09

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
EXPIRES: OCTOBER 10, 2009

ADDRESS OF NEW OWNER:
Julia L. Cherry, Trustee
Donald M. Cherry, Trustee
1041 Wiley Oakley Dr.
Gatlinburg, TN 37738

SEND TAX BILLS TO:
New Owner

Map/Parcel: 10606006800

BILL GARRETT, Davidson County
Trans:T20090061861 DEEDQC
Recvd: 09/09/09 13:32 3 pgs
Fees:22.00 Taxes:0.00
20090909-0084495

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a Tenancy in Common, **Donald M. Cherry and wife, Julia L. Cherry,** Grantors, do hereby quitclaim and convey their interest unto Russell J. McCann, Trustee, Grantee, , in addition, for the same purpose of making a tenancy in common, Julia L. Cherry, Trustee, does hereby quitclaim any interest she may have as a Trustee to Russell J. McCann, Trustee, the following described parcel of land in Davidson County, Tennessee:

See Exhibit A

This is improved property known as 701 Hill Avenue, Nashville, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 1st day of May, 2009.

Donald M. Cherry

Julia L Cherry

And now, I, the said Russell J. McCann, Trustee for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim the same property hereinabove described and set forth any and all interest they may hold, to which reference is hereby made unto **Julia L. Cherry, Trustee, and Donald M. Cherry, Trustee, as tenants in common, each having an undivided one-half interest,** said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 1st day of May, 2009.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald M. Cherry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2009.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia L. Cherry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2009.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia L. Cherry, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2009.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2009.

Notary Public

My Commission Expires: 10/10/09

Exhibit A

Land in Davidson County, Tennessee, being part of Block No. 10 of Charles T. Cole's Subdivision of Lot No. 1 of the subdivision of J. H. Foster, as of record in Book 161, Page 32, and more fully described according to a survey made by Dale & Associates, Inc., dated June 4, 1986, Job #86139, as follows:

Beginning at an iron rod at the intersection of the margins of Cole Avenue and Hill Avenue and with said Hill Avenue S 70 deg. 18' 17" E., 130.00 feet to an iron rod, thence S 19 deg. 44' 39" W. 126.12 feet to an iron rod; thence S. 71 deg. 06' 23" E. 49.99 feet to an iron rod; thence S 19 deg. 44' 39" W. 50 feet to an iron rod; thence, N 71 deg. 06' 23" W, 180 feet to a concrete monument on the east margin of Cole Avenue; thence, along N 19 deg. 44" 39" E. 177.94 feet to the point of beginning.

Being the same property conveyed to Donald M. Cherry and wife, Julia L. Cherry, by Deed, from R. R. Pearsall and wife, Bess D. Pearsall, dated July 16, 1990, of record in Book 8160, page 936, Register's Office of Davidson County, Tennessee.