QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/27/09 10:31 4 pgs
Fees:27.00 Taxes:0.00
20091027-0098896

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

Manson, Johnson, Stewart & Associates

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
Ruth McDowell **Melanie Utley** **2133 14th Avenue North** **Nashville TN 37208**	**Same**	**081-03-0-Parcel 121.00**

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 for life to Ruth McDowell and Melanie Utley as ***joint tenants with right of survivorship***, I Ruth McDowell, by these presents do hereby quitclaim and convey unto **R.A. Stewart**, 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 No. 22 in the subdivision of Lots Nos. 21 and 30 (being part of Lot. No. 30) in J.S. Owens Plan of Buena Visa Lots as of record in Book 57, Page 26, and Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the west side of Nance Street and extends back between parallel lines 148 feet to an alley.

Being the same property conveyed to Ruth McDowell, by deed from the residuary beneficiaries of the Estate of Carlton W. McLemore, being of record as Instrument No. 20090630-0060810, Register's Office for said county and state.

AND NOW, I, the said **R.A. Stewart**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim for life to Ruth McDowell and Melanie Utley 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 October, 2009.

Signed, sealed and delivered by Grantor.

Ruth McDowell

Ruth McDowell

R.A. Stewart, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Notary

My Commission Expires

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 Ruth McDowell, 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 October, 2009.

Commission expires:

BRENDA ANNE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 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 R.A. Stewart, 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 October, 2009.

Commission expires:

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

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