THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
|---|---|---|
| Ronald Bruce Cusson | Ronald Bruce Cusson | 71-4 187 |
| 2116 Jones Circle | Same | |
| Nashville, TN 37207-4510 | | |

BILL GARRETT, Davidson County
Trans:T20090080214 DEEDQC
Recvd: 11/25/09 13:18 2 pgs
Fees:13.00 Taxes:130.73
20091125-0108569

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
846 Conference Drive, Ste 4
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ 35,333.32

x Ronald Cusson
Affiant

Subscribed and sworn to before me, this the 24th day of November, 2009

Notary Public

My commission expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged Lawrence T. Cusson , Sr., Ronald B. Cusson and Stewart L. Cusson "Grantor" by these presents, does hereby quitclaim and convey unto Ronald Bruce Cusson, a married man, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 169.on the plan of SECTION ONE, JOYWOOD HEIGHTS, as shown by plat of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 169 fronts 60 feet on the northerly side of Jones Avenue and runs back between lines 211 feet on the westerly line and 213.2 feet on the easterly line to a dead line on which it measures 60 feet.

BEING the same property conveyed to Ronald Bruce Cusson, Stewart L. Cusson, Edna Cusson, Life Estate, and Lawrence T. Cusson, Sr. from Edna Cusson, by Quit Claim Deed dated March 24, 2003, as Instrument No. 200303280040660, in the Register's Office for Davidson County, Tennessee.

Edna Virgina Cusson also known as Edna Cusson having since died on April 14, 2008.

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

This is __x_improved property known as: 2116 Jones Circle, Nashville, TN 37207

Witness my hand this 17th day of November, 2009.

Lawrence T. Cusson Sr.
Grantor: Lawrence T. Cusson, Sr.

x Ronald Bruce Cusson
Grantor: Ronald B. Cusson

Stewart L. Cusson
Grantor: Stewart L. Cusson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17 day of November, 2009, before me personally appeared Lawrence T. Cusson, Sr., Ronald B. Cusson and Stewart L. Cusson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

WITNESS my hand, at office, this 17 day of November, 2009.

Commission expires: 8-9-10 S. Ranee Polis
Notary Public

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER