QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 12/16/09 11:35 3 pgs
Fees:17.00 Taxes:0.00
20091216-0114516

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES.

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 1314 6th Avenue North, Nashville, TN 37208

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Alfonso P. Johnson, Jr. 1314 6th Avenue North Nashville, Tennessee 37208	Alfonso P. Johnson, Jr. 1314 6th Avenue North Nashville, Tennessee 37208	069-07-0-015.00

THIS INDENTURE, Made the 10th day of December 2009, between **Ruth Ellene Johnson, Trustee of Trust B under the Last Will and Testament of Alfonso Johnson, Sr.** as party or parties of the first part, hereinafter called Grantor, and **Alfonso P. Johnson, Jr.**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers-Surveyors, dated June 7, 1960, as follows:

Beginning at an iron pin in the northeasterly margin of Hydes Ferry Pike, said pin being 35 feet northeasterly from southwest corner of the property conveyed to Thomas K. Sanders and wife, Carol M. Sanders, by deed from C. B. Taylor and wife, of record in Book 3074, page 271, Register's Office for Davidson County, Tennessee; thence with the northeasterly margin of Hydes Ferry Pike, South 49° east 67.4 feet to an iron pin; thence North 44° 45' East 178 feet to an iron pin; thence northwesterly 82 feet to an iron pin; thence southwesterly 192.2 feet to an iron pin in the northeasterly margin of Hydes Ferry Pike, the point of beginning.

Being the same property conveyed to RUTH ELLENE JOHNSON, TRUSTEE, by deed from SADIE GALLOWAY JOHNSON, EXECUTRIX OF THE ESTATE OF ALFONSO PERRY JOHNSON, SR., DECEASED, of record in Book 11330, page 452, dated February 4, 1999, said Register's Office.

This property is commonly known as **4220 Ashland City Hwy. Nashville, Tennessee 37218.**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Ruth Ellene Johnson, Trustee

Ruth Ellene Johnson, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

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

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

AFFIANT

Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Davidson)

On this 10th day of December, 2009, before me personally appeared **Ruth Ellene Johnson Trustee**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and that she is authorized to do so as trustee of Trust B under the Last Will and Testament of Alfonso P. Johnson, Sr.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2009.

My Commission expires:

Notary Public

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

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

I, **Donald Taylor**, do herby 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, **Kevin Moore**, 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

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

Kevin Moore

My Commission Expires: March 9 2010