THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD., SUITE 115** **HENDERSONVILLE, TN 37075** NO TITLE SEARCH WAS PERFORMED THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of December, 2009. NOTARY PUBLIC MY COMMISSION EXPIRES: 11/22/2010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Monica Len Blackwell and Joanna H. Blackwell	F & M Bank	16A-A/021.00
(NAME) 2604 Tiffany Drive	(NAME) P. O. Box 451	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Clarksville, TN 37041	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Monica Len Blackwell, an unmarried person,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Monica Len Blackwell, a single person, and Joanna H. Blackwell, a single person,** joint tenants with right of survivorship, hereinafter called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Tiffany Terrace of record in Book 2854, Page 59, Register's Office for said County, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Monica Len Blackwell by deed from Robert W. Rudolph, dated February 9, 2007 and recorded on February 16, 2007 in Instrument No: 20070216-0019849, Register's Office, Davidson County, Tennessee.

This is **improved** property, known as **2604 Tiffany Drive, Nashville, TN 37206.**

WITNESS our hands this **11th** day of **December, 2009.**

Monica Len Blackwell

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Monica Len Blackwell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 11th day of December, 2009.

Notary Public

My Commission Expires: 11/22/2010

BILL GARRETT, Davidson County
Trans:T20090085827 DEEDQC
Recvd: 12/21/09 15:06 1 pgs
Fees:12.00 Taxes:0.00
20091221-0116101