BILL GARRETT, Davidson County
Trans:T20090087303 DEEDQC
Recvd: 12/30/09 09:01 4 pgs
Fees:22.00 Taxes:0.00
20091230-0118161

FROM:

ANTHONY S. JOHNSTON and PATRICIA A. JOHNSTON

TO:

BRYAN HOWARD, TRUSTEE

FROM:

BRYAN HOWARD, TRUSTEE

TO:

ANTHONY S. JOHNSTON and PATRICIA A. JOHNSTON, AS TENANTS IN COMMON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Howard & Mobley, PLLC 200 31st Ave., No. Suite 100 Nashville, Tennessee 37203 (615) 627-4444	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Bryan Howard Affiant Subscribed and sworn to before me, this 21st day of December, 2009. Notary Public My Commission Expires STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Anthony S. Johnston and Patricia A. Johnston, tenants in common 404 Jackson Blvd. Nashville, TN 37205	SAME	Map 116-10 Parcel 126

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, and in lieu thereof to create a tenancy in common between us, we, Anthony S. Johnston and wife, Patricia A. Johnston, hereby remise, release and quitclaim unto Bryan Howard, Trustee, his successors and assigns, the tract(s) or parcel(s) of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

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

And now, I, the said Bryan Howard, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Anthony S. Johnston and Patricia A. Johnston, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 21st day of December, 2009.

Anthony S. Johnston

Patricia A. Johnston

Bryan Howard, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony S. Johnston and Patricia A. Johnston, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of December, 2009.

Notary Public

My Commission Expires: _____

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

EXHIBIT A

Legal Description(s)

Parcel 1:

Land in Davidson County, Tennessee, being a portion of a ten foot wide reserved strip located north of and contiguous to the northerly property line of Lot No. 2, D.W. Johnston Subdivision as of record in Plat Book 6200, page 810, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northeast corner of the aforedescribed Lot No. 2; thence with the northerly line of said Lot No. 2, north 56 degrees 17 minutes 58 seconds west, 245 feet to a point by the northwest corner of said Lot No. 2; thence north 33 degrees 42 minutes 2 seconds, east 10 feet to a point; thence south 56 degrees 17 minutes 58 seconds east, 245 feet to a concrete monument in an old tone wall; thence south 35 degrees 28 minutes west 10 feet to the point of beginning.

Being a portion of a ten foot wide strip shown on the plan of the First Belle Meade Subdivision, of record in Plat Book 3300, pages 88 and 89, Register's Office for Davidson County, Tennessee and being appurtenant to part of the property conveyed to Anthony S. Johnston by Suntrust Bank, a Georgia Corporation by deed of record as instrument number 200110230115536, said Register's Office.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of D. W. Johnston Subdivision, of record in Book 6200, page 810, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Anthony S. Johnston and wife, Patricia A. Johnston by Anthony Johnston, Trustee by deeds of record in Book 7773, page 980 and Book 7773, page 982, said Register's Office, and by D. W. Johnston, by deeds of record in Book 7773, page 970, Book 7773, page 972, and Book 7773, page 976.