BILL GARRETT, Davidson County
Trans:T20090087564 DEEDQC
Recvd: 12/30/09 12:46 5 pgs
Fees:27.00 Taxes:0.00
20091230-0118460

After Recording Return To:
Mail To:
National Closing Solutions
5814 Lonetree Blvd.
Rocklin, CA 95765

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
083-11-104

QUIT CLAIM DEED

[this deed is being executed to remove person from title ✓

New Owner/ Property Being Conveyed
EVELYN P. RAWLS
305 Riverside Drive
Nashville, TN 37206

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 12 day of December, 2009, between EVELYN P. RAWLS, a widowed woman, residing at 305 Riverside Drive, Nashville, Tennessee 37206, and TONY CLEMMONS, a married man joined by his spouse VICKIE CLEMMONS, residing at 300 Burkwood Ct Nash Tn 37207, hereinafter referred to as "Parties of the First Part" and EVELYN P. RAWLS, an unmarried woman, residing at 305 Riverside Drive, Nashville, Tennessee 37206, hereinafter referred to as "Party of the Second Part."

WITNESSETH

That the said Parties of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

R
E W B, R O,
T C C

A TRACT OF LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH 20 FEET OF LOT NO. 2 AND THE SOUTH 50 FEET OF LOT NO. 3 ON THE PLAN OF HUMPHREY HARDISON'S SUBDIVISION OF THE GRAY OR HENSLEY TRACT; NOT OF RECORD AND DESCRIBED PARTLY ACCORDING TO A COPY OF THE SURVEY MADE JUNE 17, 1949, BY JAMES A. HAMILTON, JR., SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RIVERSIDE DRIVE 135 FEET NORTH OF THE NORTH MARGIN OF COOPER LANE, SAID POINT BEING 20 FEET OF THE COMMON CORNER OF LOTS 2 AND 3; THENCE EASTERLY PARALLEL TO THE LINE BETWEEN SAID LOTS, AND 20 FEET SOUTH OF SAME, 300 FEET TO A POINT; THENCE NORTHERLY 70 FEET TO A POINT; THENCE WESTERLY 300 FEET TO THE EASTERLY MARGIN OF RIVERSIDE DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 70 FEET TO THE BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY BUT ARE NOT RE-ESTABLISHED HEREBY.

BEING THE SAME PROPERTY AS CONVEYED TO JOHN DAVIS RAWLS AND WIFE, EVELYN P. RAWLS BY DEED FROM HERMAN P. RAYMER, UNMARRIED OF RECORD IN BOOK 8079, PAGE 389, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY AS CONVEYED TO TONY CLEMMONS, ½ INTEREST BY DEED FROM JOHN DAVIS RAWLS AND WIFE, EVELYN P, RAWLS BY DEED DATED OCTOBER 9, 1997 AND RECORDED OCTOBER 17, 1997 IN BOOK 10649, PAGE 445, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY AS CONVEYED TO EVELYN P. RAWLS BY DEED FROM JOHN DAVIS RAWLS, DATED AND RECORDED NOVEMBER 3, 1997 IN BOOK ~~106067~~ * 10667, PAGE 590, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 305 Riverside Drive, Nashville, Tennessee 37206
The legal description was obtained from a previously recorded instrument.

E. P. R.
T C C

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Evelyn P. Rawls
EVELYN P. RAWLS

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 12 day of Dec, 2009, before me personally appeared EVELYN P. RAWLS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

Evelyn P. Rawls
Affiant Evelyn P. Rawls

Subscribed and sworn to before me this 12 day of December, 2009.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

My Commission Expires: 7-5-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signatures appear on the following pages.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

TONY CLEMMONS

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 12 day of Dec, 2009, before me personally appeared TONY CLEMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

Affiant Tony Clemmons

Subscribed and sworn to before me this 12 day of December, 2009.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

My Commission Expires: 7-5-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signatures appear on the following pages.*

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Vickie Clemmons

VICKIE CLEMMONS

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 12 day of Dec, 2009, before me personally appeared VICKIE CLEMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.

Vickie Clemmons

Affiant Vickie Clemmons

Subscribed and sworn to before me this 12 day of December, 2009.

PEGGY L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO., TN

My Commision Expires JULY 5, 2011

NOTARY PUBLIC
Peggy L. Niemann

My Commission Expires: 7-5-11

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

This instrument was prepared without benefit of a title search or examination, and title is neither warranted nor guaranteed by preparer. No title search was performed on the subject property by this preparer. **The preparer expresses no opinion as to the title the Grantee(s) will receive.** The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.**