THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY-AT-LAW
200 Madison Street
Madison, TN 37115
at the request of the Grantor herein and without the benefit of a title search or examination

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:	Send Tax Bills to:	Map & Parcel:
Tony R. Clouse and Suzanne Wheeler **1511 Dickerson Road** **Nashville, TN 37207**	Same as New Owners	071 07 0 047.01

BILL GARRETT, Davidson County
Trans:T20100001609 DEEDQC
Recvd: 01/08/10 11:04 2 pgs
Fees:17.00 Taxes:0.00
20100108-0001949

QUITCLAIM DEED

For and in Consideration of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Tony R. Clouse,** "Grantor" by these presents, do hereby quitclaim and convey unto Mindy Claud, Trustee, "Grantee" her heirs and assigns all my right, title and interest in and to the following described property in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 86, J. B. Haynes (Haynies) Oriental Subdivision as of record in Book 161, Pages 26 and 27 in the Register's Office for Davidson County, Tennessee.

Said easterly one-half of Lot No. 86 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines 140 feet to a dead line in the rear and measures 50 feet thereon.

Being the same property conveyed to Tony R. Clouse by Quitclaim Deed from Freddy Ricardo Abril of record as Instrument No. **20090424-0037331** in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 223 Duke Street, Nashville, TN 37207.

AND NOW, further, the said MINDY CLAUD, TRUSTEE does hereby quitclaim and convey unto TONY R. CLOUSE AND SUZANNE WHEELER, A ONE-HALF UNDIVIDED INTEREST EACH AS TENANTS IN COMMON, their successors and/or assigns all my right, title and interest in and to the tract of land hereinabove described within this Instrument.

THIS CONVEYANCE is affected for the express purpose of reconveying title to the aforesaid property into the joint ownership of the hereinabove named Grantees as tenants in common.

SAID property is conveyed subject to such limitations and/or encumbrances as may affect the premises, including but not limited to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan J. B. Haynes (Haynies) Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee,

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of December, 2009.

Tony R. Clouse, Grantor

Mindy Claud, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tony R. Clouse**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 30th day of December, 2009.

Commission expires: 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mindy Claud**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Madison, Tennessee, this the 30th day of December, 2009.

Commission expires: 3/20/10

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Affiant

Subscribed and sworn to before me,
this the 30th day of December, 2009.

Notary Public

My commission expires: 3/20/10