QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/28/10 09:52 3 pgs
Fees:18.00 Taxes:55.50
20100128-0007076

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

Affiant

Notary Public
Commission Expires: _____

BRENDA ANNE WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

THIS INSTRUMENT WAS PREPARED BY:
Manson, Johnson, Stewart & Associates, 1223 5th Avenue North, Nashville TN 37208
This Document was prepared based upon information provided by the Parties

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Samuel Arnell Shelton, III **864 Joseph Avenue** **Nashville TN 37207**	**Same**	**Map 82-3-541**

THIS INDENTURE, Made this the 1st day of December, 2009, between **Maudell Russell, intestate heir of Samuel A. Shelton, Jr.** as party or parties of the first part, hereinafter called Grantor(s), and **Samuel Arnell Shelton, III, 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 Fifteen Thousand Dollars (15,000.00), 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 property located in Davidson County, Tennessee, to-wit:

Being Lot No. 24 on the Plan of Nashville Housing Authority Subdivision No. 1 as of record in Book 3700, Page 42, Register's Office for said County.

Said lot fronts 57.5 feet on the westerly side of Joseph Avenue and extends back 144.6 feet on the northerly line and 144.4 feet on the southerly line to an alley in the rear and measures 57.5 feet thereon.

Being property conveyed to Samuel A. Shelton and wife, Odessa Shelton, by deed from Cumberland Builders, Inc., being of record in Book 4561, Page 293, said Register's Office for said County and State.

The said Samuel A. Shelton has since died, having been predeceased by wife, Odessa Shelton.

The intestate heirs at Law of Samuel Arnell Shelton Jr. have been identified as Maudell Russell, Ernest Shelton and Samuel Arnell Shelton, III, those heirs being, identified by Affidavit of record in Instrument No. 20090330-0028237, Registers Office for Davidson County Tennessee. That same document having been corrected in Instrument No. 20091214-0113587 Register's office for said County and State.

Samuel A. Shelton, Samuel A. Shelton, Jr. and Samuel Arnell Shelton, Jr. are one and the same person.

This is improved property commonly known as 864 Joseph Avenue Nashville TN 37207

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

Signed, sealed and delivered by Grantor.

Maudell B. Russell

Maudell Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of ~~September~~ December, 2009.

Commission expires:

John Van Cleave

Notary Public

JOHN VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 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, 2015

Kevin Moore

My Commission Expires: March 9, 2015