QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 03/08/10 11:13 4 pgs
Fees:27.00 Taxes:0.00
20100308-0017585

This Instrument Prepared by:
(Based upon information provided by Grantor)
Manson, Johnson, Stewart & Associates
1223 5th Avenue North
Nashville TN 37208

Manson, Johnson, Stewart & Associates

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
JoAnne Ford **Pamela Covington** **1732 23rd Avenue North** **Nashville TN 37208**	**Same**	**081-10-0-364.00**

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to **Joanne Ford a/k/a Mrs. Joanne Ford and Pamela Covington as *joint tenants with right of survivorship***, I JoAnne Ford, by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit.

Land in Davidson County, Tennessee, being the northerly 40 feet of Lot. No. 351 on the plan of J.M.T.J. and G.W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for said County.

Said part of said lot fronts 40 feet on the east side of 23rd Avenue, North and extends back between parallel lines, 157 feet to an alley.

Being the same property conveyed to Pauline Claybrooks from Joanne N. Ford by deed dated and recorded in Book 7070, page 220, Register's Office for Davidson County. Said Pauline

Claybrooks having since died, with the subject property having been devised by Last Will and Testament to Pauline Johnson, Walter W. Claybrooks and Joanne Ford, of record in Will Book 166, Page 177, further the Last Will and Testament of the decedent was probated in Davidson County, Tennessee, bearing Docket No. 92244.

Further, being that same property conveyed to Joanne Ford from Pauline Johnson by quitclaim deed dated February 1, 2006 and recorded March 14, 2006, being of record in Instrument No. 20060314-0029451, Register's Office for Davidson County Tennessee. Also being conveyed to Joanne Ford from Walter W. Claybrooks by quitclaim deed dated February 1, 2006 and recorded March 14, 2006 in Instrument No. 20060314-0029448, Register's Office for Davidson County. This conveyance is subject to all matters of record in plat Book 21, page 80, Register's Office for Davidson County.

This is improved property commonly referred to as 1732 23rd Avenue North, Nashville TN 37208

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Joanne Ford and Pamela Covington, as *joint tenants with right of survivorship,*** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is not the principle residence of the grantor.

IN WITNESS WHEREOF, we have hereunto set our hands on this 1st day of February, 2010.

Signed, sealed and delivered by Grantor.

Joanne Ford

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

AFFIANT

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2010.

Commission expires:

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

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Richard Manson, Trustee, 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 February, 2010.

Commission expires:

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

Notary Public

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 Moore

KEVIN LAMONT MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2019

My Commission Expires: March 9, 2019