BILL GARRETT, Davidson County
Trans:T20100021062 DEEDQC
Recvd: 04/09/10 11:11 1 pgs
Fees:12.00 Taxes:0.00
20100409-0026901

QUITCLAIM DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF April, 2010.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires Aug. 22, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marta Slaughter and Michael DeNeve	same	147N-A-11.00
403 Elgin Street		
Nashville, TN 37211		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Alova Early,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Marta Slaughter and Michael DeNeve,** hereinafter called the Grantees, their heirs and assigns, all of my present and future right, title and interest, except as provided otherwise herein, whether acquired by testate or intestate succession or otherwise, in and to the following described Real Property in **Davidson County**, State of **Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot # 57 on the map of an Addition to and revision of certain lots in H. G. McNabb's Subdivision, of record in Book 1130, page 79, Register's Office of said County.

Being the same property conveyed to Hurley B. Ford and wife Frances Chandler Ford on June 23, 1947 by Helen Alley Saling by deed of record in book 1493 page 237, Register's Office of said County.

The property was vested solely in Frances Chandler Ford upon the death of Hurley B. Ford on January 4, 1959. Frances Chandler Ford, then known of as Frances Kephart (having on April 22, 1971 married Alonzo P. Kephart who died intestate on May 14, 1982), died intestate on May 28, 2004, leaving as her sole heirs her children Alova Early and James L. Ford. James L. Ford, an unmarried, childless man, became a ward of the State of Tennessee on December 3, 2003, due to long-standing mental incompetency.

The property was sold at a tax sale to the Grantees herein, which sale was confirmed by a Final Decree Confirming Sale of record as instrument number 20061215-0154887 in the Register's Office of said County.

This conveyance is subject to all easements and restrictions of record.

Excluded from this conveyance is the Grantor's right to the proceeds of the tax sale of the afore-mentioned property, which right is reserved to the Grantor.

This is ( ) unimproved property:
(x) improved property known as: 3021 Harlin Dr., Nashville, TN 37211

Witness my hand this 7 day of April, 2010:

Alova Early
Alova Early

TYRONE J MONTGOMERY SR. NOTARY PUBLIC STATE OF OHIO COMM. EXP. JUL 19, 2012

STATE OF Ohio
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **Alova Early** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **her** free act and deed.

Witness my hand and official seal at:
County of Franklin, State of Ohio, this 7 day of April, 2010.

Notary Public

My Commission Expires: 7/19/2012