QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/20/10 15:02 3 pgs
Fees:17.00 Taxes:0.00
20100420-0029871

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Antonio Ervin **3116 Southern Hills Circle West** **Jacksonville, Florida 32225**	**Antonio Ervin** **3116 Southern Hills Circle West** **Jacksonville, Florida 32225**	**083-5-426**

THIS INDENTURE, Made the 13 day of January, 2010, between **Lewell Simmons** as party or parties of the first part, hereinafter called Grantor, and **Antonio Ervin,** 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 ten dollars, 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 properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly 14 feet of Lot No. 3 on the Map showing Olivia W. Sharpe's 2nd Addition to Nashville, as of record in Book 421, page 176, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 and the westerly part of Lot No. 3 front together 85 feet on the southerly side of Eastland Avenue and runs back between parallel lines 196.5 feet on the west line and 200 feet, more or less, on the east line to an alley and shows 85 feet on said alley.

Being the same property conveyed to Antonio Ervin of record in Instrument 200605030051171 Register's Office for Davidson County Tennessee.

This property is commonly known as **1506 Eastland Avenue, Nashville, Tennessee 37206**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

Signed, sealed and delivered by Grantor.

Lewell Simmons

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: _____

STATE OF Tennessee)
COUNTY OF Davidson)

On this 13th day of January, 2010, before me personally appeared **Lewell Simmons**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2010.

My Commission expires:

Notary Public

LEE ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

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, **Andre Johnson**, 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

Andre Johnson

My Commission Expires: _____

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013