BILL GARRETT, Davidson County
Trans:T20100031711 DEEDQC
Recvd: 05/26/10 13:15 2 pgs
Fees:12.00 Taxes:0.00
20100526-0040614

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
David Manning
1007 N. 14th St.
Nashville, Tn 37206

Send Tax Bills To:
SAME

Map & Parcel
061-07-0-153.00
060-16-0-127.00
072-14-0-158.00
082-07-0-421.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **David Manning** ("Grantor") do hereby quitclaim and convey unto **David Manning, and David Manning, Sr., and Linda Manning, husband and wife** ("Grantee"), their successors and heirs all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tract 1: 811 Maplewood Place:
Being Lot No. 6 of Block "C" on the Map of Broadmoor, of record in Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 2: 2822 Jones Avenue:
Being Lot No. 20E on the unrecorded survey by Ralph W.C. Lambert dated February 22, 1959 of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III and being triangular in shape, described according to a survey made by John Kohl Surveyor dated December 10, 1976, as follows:

Beginning at a point in the westerly margin of Jones Avenue at the corner of Lot No. 20 E and 20 D; thence with the line between said lots southwesterly 275 feet to a point; thence northeasterly 275 feet to the westerly margin of Jones Avenue; thence with the margin of same northwesterly, around a slight curve 70 feet to the point of beginning.

Tract 3: 2418 North 16th Street:
Being Lot No. 21 on the plan of G.A. Pickup Addition in the 27th Ward of Nashville, Tennessee, of record in Book 974, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 21 fronts 71 feet on the easterly side of North 16th Street, extended, and runs back between parallel lines 113.4 feet on the southerly line and 77.5 feet on the northerly line, along the southerly margin of a 12 foot alley, to the westerly line of the right-of-way of the L&N Railroad, on which it measures 82.3 feet.

Tract 4: 734 North 5th Street:
Being part of an unnumbered tract on the plan of Mrs. Sarah H. Hart's Subdivision of Lots in East Nashville, as of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North 5th Street 50 feet south of the southwest corner of said street and Arrington Street; thence with the westerly margin of North 5th Street southwardly 50 feet to the northeast corner of the property conveyed to Lewis Minnie and wife by deed from Minnie Martin and husband of record in Book 1973, page 460, said Register's Office; thence with Minnie's northerly line westwardly 170 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet; thence eastwardly 170 feet to the beginning.

All four tracts being the same properties conveyed to David Manning, from Hal Wilson and Martha Wilson, by deed on September 15, 2008, of record in Instrument Number 20080919-0095588, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of **May, 2010.**

David Manning

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of May, 2010, before me, personally appeared David Manning to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

AFFIANT

Subscribed and sworn to before me, this 21st day of **May, 2010.**

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY