BILL GARRETT, Davidson County
Trans:T20100043031 DEEDQC
Recvd: 07/14/10 09:05 4 pgs
Fees:22.00 Taxes:0.00
20100714-0055084

THIS INSTRUMENT PREPARED BY:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, Tennessee 37203

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
JOSEPHINE S. DEAN 613 Lynnbrook Road Nashville, Tennessee 37215	Same	117 01 0 068.00

FOR love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN R. DEAN and wife JOSEPHINE S. DEAN** (collectively, the "Grantors"), for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, by these presents do quitclaim and convey unto **JOSEPHINE S. DEAN** (the "Grantee"), her heirs and assigns, to hold such property as her sole and individual property, all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

See **Exhibit A** attached hereto.

Being the same property conveyed to John R. Dean and wife, Josephine S. Dean, by deed of record in Book 8529, page 810, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

Being improved property located at 613 Lynnbrook Road, Nashville, Tennessee.

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

WITNESS OUR HANDS this the 12th day of July, 2010.

GRANTORS:

JOHN R. DEAN

JOSEPHINE S. DEAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within-named John R. Dean, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2010.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within named Josephine S. Dean, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2010.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0- .

JOSEPHINE S. DEAN, AFFIANT

Subscribed and sworn to before me,
this the 12th day of July, 2010.

Notary Public

My Commission Expires: _____

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. §67-4-409(a)(3)(A).

"EXHIBIT A"

BEING Lot No. 4 and the southerly fifty (50) feet of Lot No. 3 in Block "D" on the Plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office for Davidson County, Tennessee, said Lot No. 4 and the southerly 50 feet of said Lot No. 3 being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of Westmont Avenue and Lynnbrook Road (formerly Stokes Avenue) at a point which is the southeast corner of said Block 3, running thence North 150 feet along the westerly margin of Lynnbrook Road (formerly Stokes Avenue); thence westerly parallel with the northerly margin of Westmont Avenue 228 3/4 feet, more or less, to the center of a 15 foot alley; thence southerly with the center of said alley to the northerly margin of Westmont Avenue; thence easterly 221 1/4 feet, more or less, along the northerly margin of Westmont Avenue to the point of beginning.

BEING the same property conveyed to John R. Dean, and wife, Josephine S. Dean, by deed from Anne Herbert Daniel, Robert D. Herbert, III, and Gail G. Greenfield, Co-Executor with power of sale under the Will of Anne Brown Herbert, of record in Book 8529, Page 810, Register's Office for Davidson County, Tennessee.