BILL GARRETT, Davidson County
Trans:T20100044401 DEEDQC
Recvd: 07/20/10 13:54 2 pgs
Fees:12.00 Taxes:0.00
20100720-0056760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Clarice T. Merryman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES: 3/3/2014

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLARICE T. MERRYMAN, PHYLLIS M. BREEDLOVE and W.L. BREEDLOVE	**SAME**	**91-16-0, 91** **25W-09185**
(NAME) **4600 NEVADA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE EXPRESS PURPOSE OF CREATING A JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP, I, **CLARICE T. MERRYMAN, WIDOWED,** HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF HER RIGHT, TITLE AND INTEREST, UNTO **JAD A DUNCAN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A tract of Land in the Twenty-fifth Civil District of Nashville, Davidson County, Tennessee, and described as follows:
Being a part of Lot No. 501 and 5 feet of the east side of Lot No. 503 of Block 23 in Charlotte park 1st addition to Nashville, a Plan of which is recorded in Book No. 57, page 103 in the Register's office for Davidson County, Tennessee.

Beginning at a point on the southwest corner of an alley between Nevada Avenue and Elkins Avenue, thee southerly 90 feet to a dead line; thence along said dead line westwardly 65 feet to a point; thence 90 feet to the alley; thence along the southerly margin of said alley 65 feet to the point of beginning.

Being the same property conveyed to GEORGE W. MERRYMAN and wife CLARICE TANT-MERRYMAN by deed from CHARLES E. TANT, JR and wife DORIS W. TANT, of record in instrument number 20010216-0014958 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, conditions, and easements of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 303 46th Avenue North, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City of Town) (Postal Zip)

AND NOW I, JAD A. DUNCAN, TRUSTEE, FOR THE EXPRESS PURPOSE OF CARYYING OUT THE INTENT OF THIS CONVEYANCE DO HEREBY REMISE, RELEASE, AND QUITCLAIM ALL OF MY RIGHT TITLE AND INTEREST IN THE SAME PROPERTY HEREIN ABOVE DESCRIBED UNTO **CLARICE T. MERRYMAN, WIDOWED, PHYLLIS M. BREEDLOVE and W.L. BREEDLOVE, A MARRIED COUPLE,** AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

Witness our hands this 2nd day of July 2010.

Clarice T. Merryman
CLARICE T. MERRYMAN

JAD A. DUNCAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARICE T. MERRYMAN**, to me known (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, this 2nd day of July, **2010.**

My Commission Expires: 3/3/2014

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAD A. DUNCAN, TRUSTEE**, to me known (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, this 2ND day of July, **2010.**

My Commission Expires: JAN 03 2011

LAWRENCE A. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public