BILL GARRETT, Davidson County
Trans:T20100066867 DEEDQC
Recvd: 10/21/10 12:21 2 pgs
Fees:17.00 Taxes:0.00
20101021-0084423

G#22879-2
MAP 105-11-0
PARCEL 029.00

BOX #14A

FROM Wayne Gerald Ligon

TO John T. Cook, Trustee

AND

FROM John T. Cook, Trustee

TO Wayne Gerald Ligon and wife, Jenann Ligon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Affiant Jenann Ligon

Subscribed and sworn to before me this the 20th day of October, 2010.

My Commission Expires: May 2, 2011 Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Wayne Gerald Ligon and Jenann Ligon	"New Owners"
(Name)	(Name)
239 Thuss Avenue	
(Street Address)	(Street Address)
Nashville, TN 37211	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of revising the legal description and making a re-conveyance to create a tenancy by the entirety in **Wayne Gerald Ligon and wife, Jenann Ligon**, I, **Wayne Gerald Ligon, married** , by these presents do hereby quitclaim and convey unto **John T. Cook, Trustee**, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the South one-half of Lot No. 2 on the Map of John P. Williams Addition, as of record in Book 161, Page 70, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the westerly side of Rains Avenue and runs back between parallel lines 180 feet to an alley.

BEING part of the same property conveyed to Sarah A. Spence, by Deed dated April 3, 1946, from Tom Resha and wife, Louise Jones Resha, of record in Book 1372, Page 639,

Register's Office for Davidson County, Tennessee. The said Sarah A. Spence, now Taylor, having since died and Billie Jean Folmsbee, Administratrix for the Estate of Sarah A. Spence Taylor having conveyed the property to Billie Jean Folmsbee, by Quitclaim Deed dated August 17, 1993, of record in Book 9052, Page 43, said Register's Office. The said Billie Jean Folmsbee died intestate April 30, 2001, leaving Linda Jean French and Wayne Gerald Ligon as her only Heirs-at-Law, as evidenced by Affidavit of Heirship of record in Instrument No. 20010615-0063405, said Register's Office. And further being the same property conveyed to Wayne Gerald Ligon by Quitclaim Deed dated June 27, 2001, from Linda Jean French, of record in Instrument No. 20010711-0074116, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as: 153 Rains Avenue, Nashville, Tennessee 37203.

AND NOW, I, the said **John T. Cook, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Wayne Gerald Ligon and wife, Jenann Ligon**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 20th day of October, 2010.

Wayne Gerald Ligon

Wayne Gerald Ligon

John T. Cook, Trustee

John T. Cook, 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 **Wayne Gerald Ligon,** 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 20th day of October, 2010.

My Commission Expires: May 2, 2011

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 **John T. Cook, Trustee**, 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 20th day of October, 2010.

My Commission Expires: May 2, 2011

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

KG/LIGON ET UX.QCD