This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20110003623 DEEDQC
Recvd: 01/19/11 09:13 2 pgs
Fees:12.00 Taxes:0.00
20110119-0005020

Address of New Owner:
Mark Davis
1606 Woodpath Drive
Euless, TX 76039

Send Tax Bills to:
Same as new owner

Map/Parcel:
093 08 0 005.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Kathy Davis, now known as Kathy Wells, and husband, Mark Wells, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim, transfer and convey unto Mark Davis, hereinafter called Grantee, his heirs and assigns, all of their right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 71 and 72 on the Plan of J.R. Love's Subdivision of Lots Nos. 16 & 17, D. B. Cooper's Addition, as of record in Book 161, page 162, Register's Office for Davidson County, Tennessee, described together according to a survey made by Leonard W. Yokley, Surveyor, April 19, 1947, as follows:

BEGINNING on the westerly margin of South 5th Street at the northeast corner of the property conveyed to O. J. Vann and wife, by deed from J. T. Dollard, Sr., and wife, of record in Book 1472, page 87, said Register's Office, said point being 14 feet south of the corner of Lots Nos. 71 and 72 being also in the center line of a railroad spur track; thence with said Vann's northeasterly line and with the center line of said railroad spur track northwesterwardly with a curve of 12 deg., 90.7 feet to the southerly margin of Dew Street; thence with the same eastwardly 60 feet to the westerly margin of South 5th Street; thence with the same southwardly 84 feet to the beginning.

Being the same property conveyed to T.O. Davis, Kathy Davis and Mark Davis, joint tenants with right of survivorship, by deed from Linda J. Gezley of record in Instrument Number 20020627-0077455, Register's Office for Davidson County, Tennessee.

T. O. Davis died on March 19, 2009, a resident of Davidson County, Tennessee. His interest in the property described herein passed to Kathy Davis and Mark Davis as the surviving joint tenants.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0.00.
This transfer dissolves a joint tenancy with right of survivorship and settles a decedent's estate.

Kathy Davis Wells
Grantor or Grantee

Subscribed and sworn to before me this 23 day of April, 2010.

Diana C Gilfilen
Notary Public

My Commission Expires: May 2, 2011

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

This is improved property, known as 810 South 5th Street, Nashville, Tennessee.

Mark Wells, spouse of Kathy Davis, hereby joins in the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights he may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of April, 2010.

Kathy Davis Wells
Kathy Davis, now known as Kathy Wells, Grantor

Mark Wells

s
State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Kathy Davis, now known as Kathy Wells, and Mark Wells, with whom I am personally acquainted and who upon oath acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of April, 2010.

Notary Public Diana C. Gilfilen

My Commission Expires: May 2, 2011

DIANA C. GILFILEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011