QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wanda Lankford (NAME)	**Wanda Lankford** (NAME)	
5632-5634 Oakes Drive (ADDRESS)	**5632-5634 Oakes Drive** (ADDRESS)	**160-14-22.00**
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	**Brentwood, TN 37027** (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Kenneth Monroe Walden,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Wanda Lankford,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot 2, HELEN MIMS SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 5210, Page 124, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Wanda Lankford, Cecil R. Lankford and wife, Joyce K. Lankford to Wanda Lankford and Kenneth Monroe Walden, joint tenants with the rights of survivorship as recorded on the 7th day of April, 2009 in Instrument No. 20090407-0031916; Quitclaim Deed from James Edward Hill, Jr. to Wanda Lankford as recorded on the 4th day of August, 2008 in Instrument No. 20080804-0080112; Quitclaim Deed from Wanda L. Click, Cecil R. Lankford, and wife, Joyce K. Lankford to Wanda L. Click, Cecil R. Lankford and wife Joyce K. Lankford as Joint Tenants w/ Rights of Survivorship as recorded on the 13th day of December, 2001 in Instrument No. 20011213-0137609; Quitclaim Deed from Kenneth M. Walden to Wanda L. Walden, Cecil R. Lankford and Joyce K. Lankford as recorded on the 19th day of November, 1987 in Book 7406, Page 783 and Warranty Deed from Gail P. Pigg, Trustee to Kenneth M. Walden and wife, Wanda L. Walden and Cecil R. Lankford and wife, Joyce K. Lankford as recorded on the 17th day of November, 1986 in Book 7041, Page 968, in the Register's Office of Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as 5632-5634 Oakes Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110003851 DEEDQC
Recvd: 01/19/11 14:31 2 pgs
Fees:12.00 Taxes:0.00
20110119-0005282

Witness my/our hand (s) this the 12 day of Jan, 2011.

Kenneth Monroe Walden

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Monroe Walden**, the within named 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, this the 12 day of Jan, 2011.

Notary Public

My Commission Expires:

(SEAL)

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
Oct. 16, 2012

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212