This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans:T20110020118 DEEDQC
Recvd: 04/06/11 09:43 2 pgs
Fees:12.00 Taxes:0.00
20110406-0026497

ADDRESS NEW OWNER:
Mark Driver
3698 Hwy 49 E.
Charlotte, TN 37036

SEND TAX BILLS TO:
Same

MAP: 104-16
PARCEL: 346
22W 10015

****

QUITCLAIM DEED

****

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **ELEANOR M. SPELL, a widow**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **MARK DRIVER**, hereinafter called Grantee, his heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows:

BEING the easterly half of Lot No. 34 on the Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for said County.

SAID part of Lot No. 34 fronts 50 feet on the southerly side of Ashwood Avenue, and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Beatrice S. Todd, a life estate, with remainder to Thomas B. Spell and wife, Eleanor M. Spell, by quitclaim deed from Beatrice S. Todd to Monica D. Edwards, Trustee, and Monica D. Edwards, Trustee, to Beatrice S. Todd for life with remainder interest to Thomas B. Spell and wife, Eleanor M. Spell. Beatrice S. Todd died prior to the death of Thomas B. Spell who died June 2, 2007. At his death Eleanor M. Spell acquired the entire fee as surviving tenant by the entirety.

This is improved property known as 1509 Ashwood Avenue, North, Nashville, Tennessee 37204.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 3rd day of April, 2011.

Eleanor M. Spell
ELEANOR M. SPELL

****

DISTRICT OF COLUMBIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **ELEANOR M. SPELL**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washington, District of Columbia, this 3rd day of April, 2011.

GEOFFREY E. TATE, SR. NOTARY PUBLIC DISTRICT OF COLUMBIA

Notary Public

GEOFFREY E. TATE, SR.
Notary Public, District of Columbia
My Commission Expires June 14, 2014

My Commission Expires: 6/14/2014

****

DISTRICT OF COLUMBIA

The actual consideration or value, whichever is greater, for this transfer is **$0**.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2011.

Notary Public

GEOFFREY E. TATE, SR.
Notary Public, District of Columbia
My Commission Expires June 14, 2014

My Commission Expires: 6/14/2014

GEOFFREY E. TATE, SR. NOTARY PUBLIC DISTRICT OF COLUMBIA

C:\Quitclaim Deeds\Spell to Driver\Quitclaim Deed.doc