THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III, ATTORNEY
105 Hazel Path
P.O. Box 1616
Hendersonville, TN 37077

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.
JANICE POE DOWNS	SAME	071-08-0 126.00 12DZ 04330
213 Morris Street		
Hendersonville, TN 37075		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, I, JANICE POE DOWNS, the "Grantor", do hereby convey and quitclaim unto JANICE POE DOWNS and my daughter, LISA DOWNS HARRIS (the Grantees), as joint tenants with right of survivorship, their heirs, successors and assigns, all my right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 159 on the Plan of Joywood Heights, Section Number 1 as of record in Book 1130, page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Downs and wife, Janice Poe Downs, by Quitclaim Deed of record at Instrument No. 20050412-0040296, Register's Office for Davidson County, Tennessee. The said Charles W. Downs, husband of Janice Poe Downs, died on May 19, 2009.

This is improved property known as 2021 Jones Circle, Nashville, Tennessee

WITNESS my hand this the 7 day of April, 2011.

Janice Poe Downs
JANICE POE DOWNS

BILL GARRETT, Davidson County
Trans:T20110020879 DEEDQC
Recvd: 04/08/11 14:20 2 pgs
Fees:12.00 Taxes:0.00
20110408-0027452

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the Undersigned, a Notary Public in and for said county and state, personally appeared JANICE POE DOWNS the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this the 7 day of April, 2011.

Louis W. Oliver III.
NOTARY PUBLIC

(SEAL)
My commission expires 02/26/2013

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 Dollars which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lisa D. Harris
AFFIANT

Sworn to and subscribed before me the Undersigned, this the 7 day of April, 2011.

Louis W Oliver III.
NOTARY PUBLIC

(SEAL)
My commission expires: 02/26/2013

LOUIS W. OLIVER, III
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN