Prepared by:
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MANIER & HEROD, a Tennessee,
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2230 Morena Street

BILL GARRETT, Davidson County
Trans:T20110033490 DEEDQC
Recvd: 06/03/11 15:32 2 pgs
Fees:12.00 Taxes:0.00
20110603-0042890

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL NO.
John H. Otey, III c/o Otey's Real Estate Agency, Inc. 2701 Jefferson Street, Ste. 205 Nashville, TN 37208	(SAME)	09203019500

FOR AND IN CONSIDERATION of One Dollar and 00/100 ($1.00), the receipt of which is hereby acknowledged, JOHN H. OTEY, JR. (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto JOHN H. OTEY, III ("Grantee"), his successors and assigns, with full power to mortgage, sell, encumber, restrict and convey, all of his one-half (1/2) undivided right, title and interest in and to the following described property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plat of a Subdivision of Lot No. 3, Harding Lytle Tract, as of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 19 fronts 72.4 feet on the northerly side of Morena Street and runs back 166.3 feet on the westerly line with the easterly margin of 23rd Avenue North (known as 24th Avenue North) and 165.91 feet, more or less, on the easterly line to an alley, measuring 67.1 feet thereon.

This being the same property conveyed to Flem B. Otey, III, by deed from Flem B. Otey, Jr. and wife, Edith E. Otey of record in Book 3404, Page 171, said Register's Office; and

Being the same property then conveyed to John H. Otey, Jr. and John H. Otey, III, in fee simple from Flem B. Otey, III and wife, Yoshiko S. Otey by

Warranty Deed dated May 17, 1983, of record in Book 6098, Page 324 in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property currently known as 2230 Morena Street, Nashville, Davidson County, Tennessee 37208

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to Grantor in fee simple. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 1st day of June, 2011.

JOHN H. OTEY, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Gwendolyn M. Thomas Beasley, Notary Public of this County, JOHN H. OTEY, JR., 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.

GWENDOLYN M. THOMAS BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS MY HAND, at office, this 1st day of June, 2011.

Gwendolyn M. Thomas Beasley
Notary Public
My Commission Expires: My Commission Expires: May 6, 2013

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(4).