BILL GARRETT, Davidson County
Trans:T20110036817 DEEDQC
Recvd: 06/20/11 13:49 2 pgs
Fees:12.00 Taxes:0.00
20110620-0047164

This Instrument Prepared By:
Dodson, Parker, Behm & Capparella, P.C.
1310 Sixth Avenue North
Nashville, TN 37208

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Jeannie Seely Ward	Same	Map 52-13
2539 Miami Avenue		Parcel 23
Nashville, TN 37214		3DZ 52534

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Jeannie Seely Cochran Inter Vivos Trust dated the 30TH day of May, 2002, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Jeannie Seely Ward (hereinafter "Grantee") certain real estate in Davidson County, Tennessee, which is described as follows:

Being Lots Nos. 18 and 19 on the Plan of M.C. McCauley's Subdivision of Part of Lot No. 7, on the Plan of Robert Young's Farm, as of record in Book 547, page 123, Register's Office for said County.

Said lots front together 100 feet on the westerly side of Miami Avenue and extends back 225 feet, more or less, to the Cumberland River.

Being the same property conveyed to the Jeannie Seely Cochran Intervivos Trust dated the 30th day of May, 2002 by deed from Jeannie Seely dated May 30, 2002, Register's Office for Davidson County, Tennessee, Instrument No. 20020530-0055833.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF Davidson

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Jeannie Seely Cochran Ward

SUBSCRIBED AND SWORN TO before me this 15th day of June, 2011.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires:

LISA C. WOODRUFF
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires September 23, 2014

This is improved property located at 2539 Miami Avenue, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS our hands this the 15th day of June, 2011.

THE JENNIE SEELY COCHRAN INTERVIVOS TRUST
DATED THE 30th DAY OF MAY, 2002

BY: _____
JEANNIE SEELY COCHRAN WARD, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named JEANNIE SEELY COCHRAN WARD, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she is the Trustee of the Jennie Seely Cochran Intervivos Trust dated the 30th day of May, 2002, the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said Jennie Seely Cochran Intervivos Trust dated the 30th day of May, 2002.

Witness my hand and seal, at office, this the 15 day of June, 2011.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires September 23, 2014