This Instrument Was Prepared By:
Nancy King Crawford, Attorney at Law
1929 21st Avenue South
Nashville, TN 37212
(615) 292-2331

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for
this transfer is NONE ($ 0.00).

Nancy King Crawford
Affiant

BILL GARRETT, Davidson County
Trans:T20110038428 DEEDQC
Recvd: 06/28/11 08:49 3 pgs
Fees:17.00 Taxes:0.00
20110628-0049168

Subscribed and sworn to before me
on this 21st day of June, 2011.

Brenda Wright
Notary Public

My Commission Expires: July 8, 2013

BRENDA WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
James Allen Crawford, III Nancy King Crawford 1929 21st Avenue South Nashville, Tennessee 37212	SAME	104-12 Parcel 65

WAIVER OF RIGHT OF SURVIVORSHIP AND QUITCLAIM DEED

This instrument is made to be effective this 21st day of June, 2011, by and between James Allen Crawford, III, and Nancy King Crawford .

WHEREAS, the parties hereto acquired certain real estate in the City of Nashville, Davidson County, Tennessee, more particularly described on "Exhibit A" attached hereto and incorporated herein (the "Real Estate") by Substitute Trustee's Deed, dated August 8, 1991, and recorded in Book 4818, page 814, in the Register's Office of Davidson County, Tennessee, as to a one-half undivided interest; and by Warranty Deed from James Allen Crawford, Jr., and wife, Barbara Woodard Crawford, dated September 30, 1999, and recorded in Book 11688, page 412, in the Register's Office of Davidson County, Tennessee, as to a one-half undivided interest (the "Deeds"); and

WHEREAS, by virtue of the terms and provisions of the Deeds, the parties hold title to the Real Estate as tenants by the entirety; and

WHEREAS, the parties desire to waive, relinquish and abandon all of their right, title and interest in and to their respective right of survivorship upon the death of the other, as set forth in the Deeds, in order that title to the Real Estate may be vested in each party as a tenant in common with a one-half (½) undivided interest;

NOW, THEREFORE, for and in consideration of the premises and in order to give effect thereto and for the further sum of One Dollar ($1.00) cash in hand paid by each party to the other, the receipt and legal sufficiency of which are hereby acknowledged, the parties agree as follows:

1. James Allen Crawford, III, hereby waives, relinquishes, abandons, remises and quitclaims unto Nancy King Crawford all of his right of survivorship in and to the Real Estate upon the death of Nancy King Crawford.

2. Nancy King Crawford hereby waives, relinquishes, abandons, remises and quitclaims unto James Allen Crawford, III all of her right of survivorship in and to the Real Estate upon the death of James Allen Crawford, III.

3. The parties acknowledge that by virtue of this instrument they hold title to the Real Estate as tenants in common with each owning an undivided one-half (½) interest in such Real Estate. The parties further agree to execute any and all further documents to reflect this state of title to the Real Estate.

IN WITNESS WHEREOF, the parties have each executed this instrument to be effective as of the date first above written.

James Allen Crawford, III

Nancy King Crawford

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **James Allen Crawford, III** and wife, **Nancy King Crawford** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the within named bargainers, and that they executed the foregoing instrument for the purpose therein contained, by signing their names.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of June, 2011.

Notary Public

My Commission Expires: July 8, 2013

BRENDA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 3 of W. W. Dillons Subdivision of Lots 1 and 2, of George I. Waddey's Subdivision of record in Book 332, page 115, Register's Office, Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the west side of Hillsboro Pike or 21st Avenue, South, and runs back westwardly and between parallel lines 165 feet to an alley.

Being the same property conveyed to James Allen Crawford, III, and wife, Nancy King Crawford, by Warranty Deed from James Allen Crawford, Jr., and wife, Barbara Woodard Crawford, of record in Book 11688, page 412, Register's Office for Davidson County, Tennessee.