QUITCLAIM DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

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

Affiant

Sworn to and subscribed before me this 5 day of August, 2011

NOTARY PUBLIC

My commission expires 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sheryl R. Ransford	Same	
1104 Meadowcreek Circle		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of ten dollars, and other good and valuable consideration, I, **Carolyn Phillips**, do hereby quitclaim to **Sheryl R. Bransford**, all of my right, title and interest in and to the following described tract of land:

Tract I: 1904 Dr. D. B. Todd, Jr., Blvd., Nashville, TN 37208; Map 81-7, parcel 199

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of W. M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 18 fronts 45 feet on the easterly side of 18th Avenue, North, formerly Salem Street, and runs back between parallel lines with the northerly margin of an alley, 145.6 feet to an alley in the rear.

Tract II: 1820 Dr. D. B. Todd, Jr. Blvd., Nashville, TN 37208; Map 81-7, parcel 200

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of W. M. Butler's Subdivision of the 11 ¾ acres, as of record in Book 57, page 98, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 19 fronts 50 feet on the east side of Dr. D. B. Todd, Jr. Blvd., and extends back between parallel lines 145.6 feet, more or less to an alley.

Both tracts, being the same property conveyed to John L. Phillips, Jr., and wife, Carolyn Phillips, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20070606-0067420, Register's Office for Davidson County, Tennessee, the said John L. Phillips, Jr., having since died.

This is property known as 1904 and 1820 Dr. D. B. Todd, Jr., Blvd., Nashville, TN 37208.

Witness my hand, this 5 day of August, 2011.

BILL GARRETT, Davidson County
Trans:T20110048250 DEEDQC
Recvd: 08/08/11 09:48 2 pgs
Fees:12.00 Taxes:0.00
20110808-0060683

Carolyn Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State **Carolyn Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of August, 2011

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14