QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-.

Mary F. Trimble
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 9th day of NOVEMBER, 2011.

NOTARY PUBLIC
My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 11/09/11 14:33 3 pgs
Fees:17.00 Taxes:0.00
20111109-0087786

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd; Old Hickory, TN 37138, (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
ALLAN F. WELCH & THOMAS H. WELCH 802 Clarke Street Old Hickory, Tennessee 37138	New Owner	044-15-0 / 200.00

FOR TO PURPOSE OF BREAKING THE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP AND TO REFLECT THE CHAIN OF TITLE, & IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **ALLAN F. WELCH**, and, **THOMAS H. WELCH**, both unmarried, the GRANTORS herein, by these presents do transfer, QuitClaim and convey all right title and Interest, equitable and otherwise, unto:

ALLAN F. WELCH, and **THOMAS H. WELCH**, both unmarried, the GRANTEES herein, their heirs and assigns, to hold equally as Tenants in Common, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No 202 of Section "A" on the Plan of E.I duPont de Nemours and Company's Subdivision of Old Hickory Village, as of record in Book 1424, page 68 Register's Office for Davidson County, Tennessee.

Said Lot 202 fronts 54 feet on the Westerly side of Clarke Street and extends back 90.9 feet on the Northerly line and 90.7 feet on the Southerly line to a dead line measuring 54 feet thereon.

Being all the same property wherein a ½ undivided interest was conveyed to Thomas H. Welch, Allan F. Welch and Shirley R. Welch, Joint Tenants with the Right of Survivorship, by Deed from Jack W. Robinson, Trustee, dated June 5, 2006, and of record as Instrument #20060607-0067854 in the Register's Office for Davidson County, Tennessee.
AND BEING all the same property wherein a ½ undivided interest was conveyed to Thomas H. Welch, Allan F. Welch and Shirley R. Welch, as Tenants in Common, by Deed from Virginia F. Welch dated April 16, 1990 and of Record in Book 8094, page 93, Said Register's Office. The said Shirley R. Welch having since died August 25, 2010, Testate, in Davidson County, Probate Case #10P-1396, devising her individual interest in the property to Thomas H. Welch and Allan F. Welch, by Item #7 of her Last Will, and leaving Allan F. Welch and Thomas H. Welch as the surviving Joint Tenants in the remaining ½ interest.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2011, All matters shown on the Plan of record in Book 1424, page 68, said Register's Office; Telephone line easement of record in Book 662, page 743; Right-of-way easement of record in Book 626, page 556; Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, all in said Register's office.

This is improved property known as: 802 Clarke Street, Old Hickory, TN 37138.

Witness our hands this 9th day of NOVEMBER, 2011.

Allan F. Welch
ALLAN F. WELCH

Thomas H. Welch
THOMAS H. WELCH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ALLAN F. WELCH & THOMAS H. WELCH the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 9th day of NOVEMBER, 2011.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From: ALLAN F. WELCH,
and,
THOMAS H. WELCH

To: ALLAN F. WELCH,
and
THOMAS H. WELCH,
Tenants in Common

Property:
802 Clarke Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
2217 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Madeline J. Erwin the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MADELINE J. ERWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: January 9, 2012

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
2217 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

www.ljelaw.com