THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of November, 2011. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: Carol Ann Earle Justin Townes Earle c/o PS Business Mgmt. 235 Park Avenue South, 9th Floor New York, NY 10003	Send Tax Bills To: New Owner	Tax Information: 091 100 386.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carol Ann Earle, an unmarried woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **a 30% interest to Justin Townes Earle, and a 70% interest to Carol Ann Earle, as joint tenants with right of survivorship,** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 31 in the revised plan of Section One, Morrow Meadows, as of record in Book 2083, Page 105, Register's Office for Said County.

Said Lot No. 31 fronts 68.47 feet on the Southerly side of Illinois Avenue and runs back 72.57 feet on the Easterly line and 110 feet on the Westerly line, to a dead line, measuring 70.08 feet thereon.

Being the same property conveyed to Carol Ann Earle by Warranty Deed recorded in Instrument 20111013-0079626, Register's Office for Davidson County, Tennessee.

This is improved property known as 5403 Illinois Avenue, Nashville, TN 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110076203 DEEDQC
Recvd: 12/02/11 13:15 2 pgs
Fees:12.00 Taxes:0.00

20111202-0094109

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of November 2011.

Carol Ann Earle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Carol Ann Earle, the bargainor, 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 and official seal at office, this 29 day of November 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014