Prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110079010 DEEDQC
Recvd: 12/14/11 09:59 2 pgs
Fees:12.00 Taxes:0.00
20111214-0097212

QUITCLAIM DEED

ADDRESS NEW OWNER:
Diane Coe and Charles Madry
9950 Grayfield Street
Redford, MI 48239

SEND TAX BILLS TO:
New Owner

MAP & PARCEL NO:
Map 92-5
Parcel 325

For and in consideration of love and affection, **Ruby Jean Fanroy** (hereinafter called the GRANTOR), does hereby quitclaim and convey unto **Diane Coe and Charles Madry**, all of his rights, title and interest in and to a certain tract or parcel of land being more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly half of lot number 3 on the Map of A. W. Wills' Subdivision of the Barrow Lands, as of record in Book 161, page 107, Register's Office for Davidson County, Tennessee. Said part of Lot 3 fronts 50 feet on there southerly side of the Clifton Road or Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to George Wesley Jones and wife, Maggie Mae Jones by deed recorded August 1, 1945 in Book 1312, page 41, said Register's Office. The said George Wesley Jones has since died, leaving Maggie Mae Jones as the survivor of their tenancy-by-the-entireties. The said Maggie Mae Jones has also since died, intestate and unmarried. The heirs-at-law of Maggie Mae Jones were Ruby Jean Fanroy and Gracie M. Jones, her daughters. The said Gracie M. Jones has also since died, intestate and unmarried. The heirs-at-law of Gracie M. Jones are her issue, **Diane Coe and Charles Madry.**

The purpose for this conveyance is to vest title in the Diane Coe and Charles Madry and divesting Ruby Jean Fanroy of her interest in the described property.

This is improved property known as **2905 Clifton Avenue, Nashville, TN 37209.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 8th day of December, 2011.

GRANTOR:

Ruby Jean Fanroy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Ruby Jean Fanroy** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2011.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
1-9-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2011.

NOTARY PUBLIC

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires:
1-9-12