BILL GARRETT, Davidson County
Trans:T20110079509 DEEDQC
Recvd: 12/15/11 14:06 3 pgs
Fees:17.00 Taxes:0.00
20111215-0097865

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ms. Johnnie L. Jones 213 Capitol View Dr. Nashville, TN 37207	Same	Map 60-12 Parce 97

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JAMES F. TELFORD, a single man, hereinafter referred to as the "GRANTOR", and JOHNNIE L. JONES, a single woman, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, JAMES F. TELFORD, a single man, the GRANTOR, has this day bargained, sold and quitclaimed unto JOHNNIE L. JONES, a single woman, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, **said property being more specifically and particularly described as follows, to-wit:**

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE EXAMINATION BY THE PREPARER.

Land in Davidson County, Tennessee, being part of Lot No. 96 as shown on the map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Capitol View Drive, which point is a common corner of Lot 96 and Lot 97, running thence in a northerly direction along the common boundary line between Lots 96 & 97, 297.5 feet to a point, which point is a common corner of Lots 96 & 97, thence in an easterly direction along the rear boundary of said Lot 96 fifty feet to J. E. Johnson's corner; thence, in a straight line with Johnson's west line 295 feet more or less to a point in the north margin of Capitol View Avenue; thence, in a westerly direction with the north margin of said Avenue, fifty feet to the point of beginning.

Being the same property conveyed to JAMES E. TELFORD and JOHNNIE L. JONES, as joint tenants with the right of survivorship by deed from ROBERT E. ELLIS and EVELYN S. ELLIS, husband and wife filed for record in Book 9723, Page 191, Register's Office for Davidson County, Tennessee. And by this conveyance, JAMES F. TELFORD conveys his interest in the property to JOHNNIE L. JONES.

The mailing address for said property is 213 Capitol View Drive, Nashville, TN 37207.

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

WITNESS my hand on the day and date acknowledged below.

"GRANTOR

JAMES F. TELFORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JAMES F. TELFORD with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this 15th day of December, 2011.

NOTARY PUBLIC

My Commission Expires August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Ms. Johnnie L. Jones

AFFIANT

Sworn to and subscribed before me this the 15th day of December, 2011.

NOTARY PUBLIC

My Commission Expires August 20, 2013.

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY