BILL GARRETT, Davidson County
Trans:T20110082175 DEEDQC
Recvd: 12/28/11 14:02 3 pgs
Fees:22.00 Taxes:0.00
20111228-0101478

Instrument Prepared By:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Susan Stratton Bryant and Larry D. Bryant 1400 Sunnymeade Drive Nashville, TN 37216	Same	07204019500

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a Tenancy by the Entireties with his wife, **Susan Stratton Bryant ("Grantor")** does hereby quitclaim and convey her interest unto **Tammy Duncan, Trustee**, her successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

Land located in Davidson County, Tennessee described as follows:

Being lot No. 59 of block "A" on the map of the re-subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57 and parts of lots Nos. 7 to 13 inclusive of bock "A" on the plan of Inglewood Terrace, as of record in Book 1130, page 1 Register's office for Davidson County, Tennessee described together as follows:

Beginning on the southeasterly margin of Sunnymeade Avenue, at the corner of lots Nos. 58 and 59; thence south 29 deg 30' east 25 feet to the southeast corner of said Lot No. 58; thence south 57 deg 30' west 137.5 feet to the northeast corner of Tract no. 2 shown on a survey made by Hal R. Swann, Jr., Surveyor, July 17, 1948; thence with the easterly line of said tract, southwardly 373.3 feet; thence northeastwardly 9 feet; thence southwardly 30.4 feet to the northwest corner of tract No. 3 as shown on said survey; thence with the northerly line of said tract, eastwardly 150 feet to the northeast corner of said tract; thence with the easterly line of tracts Nos. 3 to 8 inclusive shown on said survey, southwardly 420 feet to the line between lots Nos. 13 sand 14, on the plan of said Ingelwood Terrace; thence with the line between said two lots, eastwardly 142.5 feet; thence north 43 deg west 412.8 feet; thence north 38 deg west 389 feet to the southeasterly margin of Sunnymeade Avenue; thence with said Avenue, southwestwardly to the beginning.

Being the same property conveyed to H. H. Richardson and wife Eva Richardson by deed of record in Book 1851, page 37 Register's office for Davidson County, Tennessee. Eva Richardson having died (being pre-deceased by H. H. Richardson) vesting the property in Susan Stratton Bryant by virtue of the Last Will and Testament of Eva J. Richardson dated February 9, 1998 and of record in Probate Court for Davidson County, Tennessee at Docket No. 02P2102.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Susan Stratton Bryant

Susan Stratton Bryant

And now, I, the said **Tammy Duncan, Trustee,** for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Susan Stratton Bryant and husband Larry D. Bryant as tenants by the entirety,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 13th day of December, 2011.

Tammy Duncan, Trustee

Tammy Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Stratton Bryant, 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 14 day of December, 2011.

Bettie Stratton

Notary Public

BETTIE STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Duncan, Trustee, 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 13th day of December, 2011.

Tracey Trumphour

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Susan Stratton Bryant and Larry D. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2011.

Bettie Stratton
Notary Public

My Commission Expires: My Commission Expires MAY 8, 2012

BETTIE STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.