Box 10-B

BILL GARRETT, Davidson County
Trans:T20120001400 DEEDQC
Recvd: 01/06/12 11:27 2 pgs
Fees:12.00 Taxes:0.00
20120106-0001574

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Fred M. Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2012.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED M. PORTER	**SAME**	**091-12-0-288.00**
(NAME) **5215 KENTUCKY AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDDIE LEE PORTER, JR., J. PORTER SHARE, AND FRED M. PORTER, BEING ALL THE HEIRS AT LAW OF EDDIE LEE PORTER, SR., A/K/A EDDIE L. PORTER** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **FRED M. PORTER,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the plan of Tariff Reform Addition, as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 50 feet on the southerly side of Alabama Avenue and runs back between parallel lines with the easterly margin of 40th Avenue North, formerly Clifton Avenue, 150 feet to an alley.

Being the same property conveyed to Eddie L. Porter and wife, Lucy Bates Porter from James R. Cheshire, III, Successor Trustee, by deed dated November 10, 1988 of record in Book 7701, page 633, Register's Office for Davidson County, Tennessee. The said Lucy Bates Porter having died August 30, 2003 leaving her surviving tenant by entirety, Eddie Lee Porter, Sr. The said Eddie Lee Porter, Sr. has since died on September 27, 2011 leaving as his sole heirs at law, Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter. See Affidavit of Heirship as to the Heirs at Law of Eddie Lee Porter, Sr. of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20111207-0095345.

Unimproved ( )
This is improved(X) property known as **406-412 40th AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 6th day of January, 2012.

EDDIE LEE PORTER, JR.

J. PORTER SHARE

FRED M. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Eddie Lee Porter, Jr., J. Porter Share and Fred M. Porter, the bargainors, 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 office this 6th day of January, 2012.

Notary Public

My Commission Expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON