Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Buford B. Manning, Jr. 2646 Miami Avenue Nashville, TN 37214	Davidson County DEEDQC Recvd: 01/13/12 08:36 4 pgs Fees:27.00 Taxes:0.00 **20120113-0003501**
SEND TAX BILLS TO:	SAME	
MAP-PARCEL NOS.	05209018800 and 05209018700	

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)	Davidson County DEEDQC Recvd: 07/27/10 10:28 3 pgs Fees:22.00 Taxes:0.00 **20100727-0058769**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a re-conveyance to Buford B. Manning, Jr., I, **Buford B. Manning, Jr.**, (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee**, (herein "Trustee") his successors and assigns, all of our interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

Tract 1: (2644 Miami Ave., Nashville, TN 37214)
Being Lot No. 53 on the Plan of Woodale Grove Annex, of record in Book 542, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buford B. Manning, Jr., from Matthew J. Resha and wife, Mary Lou Resha, by deed recorded on April 16, 1976, in Book 5016, Page 502, said Register's Office.

Tract 2: (2646 Miami Ave., Nashville, TN 37214)
Being Lot No. 54 on the Plan of Woodale Grove Annex, as of record in Book 547, Page 109 and 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buford B. Manning, Jr., a single man, from James M. Fisher, Jr., an unmarried man, in Book 3851, Page 502, said Register's Office.

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

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Buford B. Manning, Jr.,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

BBM

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July 2010.

Buford B. Manning Jr.

Buford B. Manning, Jr.

Trustee

Cindy S. Smith, Trustee

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 **Buford B. Manning, Jr.,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of July 2010.

Notary Public
My Commission Expires: 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

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 **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who 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 27th day of July 2010.

Notary Public
My Commission Expires: 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $zero.

Buford B. Manning Jr.
Affiant

Subscribed and sworn to before me this 27th day of July 2010.

Notary Public
My Commission Expires 11/4/2013

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

This page contains additional information and subsequent executions for re-recording purposes, and this page shall become a part of the Quitclaim Deed from Cindy S. Smith, Trustee, to Buford B. Manning, Jr., said deed being originally recorded on July 27, 2010, in Instrument No. 20100727-0058769, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS QUITCLAIM DEED

IS TO CONSOLIDATE TAX PARCELS.

Once the parcels are consolidated, the owner of the subject property desires for the address to be 2646 Miami Ave., Nashville, TN 37214, because owner's residence is located at 2646 Miami Ave., Nashville, TN 37214, and the existing house located at 2644 Miami Ave., Nashville, TN 37214 has been converted to a garage.

The correct map and parcel for 2646 Miami Ave., Nashville, Tennessee is 05209018700 whereas the original Quitclaim Deed showed an incorrect map and parcel for this street address.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July 2010.

Buford B. Manning, Jr.

Cindy S. Smith, Trustee

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 **Buford B. Manning, Jr.**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of January 2012.

Judy Tygard
Notary Public
My Commission Expires: _____

JUDY B. TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, this [illegible] day of January, 2012, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who 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 12th day of January 2012.

Judy Tygard
Notary Public
My Commission Expires: _____

JUDY B. TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2012

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Andrew P. Charlton a notary public for this county and state, Cindy S. Smith who acknowledges that this certification of an electronic document is true and correct ~~and whose signature I have~~ witnessed.

Notary's Signature

ANDREW P. CHARLTON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

MY COMMISSION EXPIRES: 11/4/2013

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).