BILL GARRETT, Davidson County
Trans:T20120006019 PLANNINGSP
Recvd: 01/25/12 15:36 4 pgs
Fees:22.00 Taxes:0.00
20120125-0007122

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219-2405

QUITCLAIM AND PROPERTY MODIFICATION

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Dan McKinney and Warren Elliot 2414 Cruzen Street Nashville, TN 37211	Dan McKinney and Warren Elliot 2414 Cruzen Street Nashville, TN 37211	Map: 118-08 Parcel: 128 Lots: 262 and 263

KNOW ALL MEN BY THESE PRESENTS that Dan McKinney and Warren Elliot, as owners ("Owners") of a certain tract or parcel of land in Davidson County, Tennessee, located at 2414 Cruzen Street, Nashville, Tennessee (the "Property") and comprised of two lots known as "Lots 262 and 263 Grandview Heights" and further described in the Exhibit A attached hereto, do desire to split said lots back out and assign a tax identification number (i.e., a map and parcel number) to each legal lot as separate parcels, said lots having been previously combined pursuant to the instrument captioned "Property Modifications" and recorded with Register's Office for Davidson County, Tennessee as instrument number 20080320-0028349. Owners, as Grantors, do hereby quitclaim and convey unto themselves, as Grantees, equal undivided interests in the Property as joint tenants in common. Owners intend that each legal lot be treated as a separate parcel in the following manner:

Split parcel 128 On map 118-08 (lot 262)

AND

Create new parcel [# TBD by Metro Mapping] On map 118-08 (lot 263)

Owner's Signature: Dan McKinney Date: 1-12-12

Owner's Signature: Warren Elliott Date: 1-12-12

Before me, the undersigned, a Notary Public of the State of Tennessee and County of Davidson, personally appeared **Dan McKinney** and **Warren Elliott**, who upon oath, acknowledged themselves to be the owners of the aforementioned property, and being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 12 day of January, 2012.

Barbara J. Risner
Notary Public

My Commission Expires: May 6, 2013

BARBARA J. RISNER
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Subscribed and sworn to before me, this 24th day of January, 2012.

Notary Public

My Commission Expires: 7/6/15

EXHIBIT A

Lot No. 262:

Land in Davidson County, Tennessee being Lot No. 262 on the Map of Grandview of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Said Lot fronts 50 feet on the easterly side of Cruzen Street and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Warren Elliott and Dan McKinney by Gardner-Redd Partnership of record in Instrument No. 20010103-0001036, in said Register's Office.

Lot No. 263:

Land in Davidson County, Tennessee, being Lot No. 263 on the map of Grandview Heights Subdivision, as of record in book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 263 fronts 50 feet on the easterly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.

This conveyance is subject to Grant of Easement of record as Instrument No. 20010103-0001034, Register's Office of Davidson County, TN.

Being the same property conveyed to Dan McKinney by Warranty Deed from Robert E. Old and wife, Margaret Old, dated February 24, 2004, of record as Instrument No. 20040225-0021523, in said Register's Office.