BILL GARRETT, Davidson County
Trans:T20120056056 DEEDQC
Recvd: 07/31/12 09:44 2 pgs
Fees:12.00 Taxes:0.00
20120731-0067289

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Jimmy Charles Allmon 6437 Beckwith Rd. Mt. Juliet, TN 37122	New Owner	MAP: 94-8 PARCEL: 12

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, MARION VIRGINIA SMALL, hereinafter referred to as Grantor, does hereby Quitclaim and convey unto JIMMY CHARLES ALLMON, hereinafter referred to as Grantee, his heirs, successors, and assigns, all of Grantor's right, title, and interest in and to the following described tract or parcel of land, to-wit property:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dahlia Gardens, as of record in Book 2663, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 68 feet on the northerly side of Dahlia Drive and extends back 220.8 feet on the easterly line and 291 feet on the westerly line to a dead line, measuring 119.7 feet thereon.

BEING the same property conveyed to Omar Allmon and wife, Gracie Auline Allmon, by deed from Gordon Hoyte Minchey and wife, Helen Gayle Minchey, of record in Book 4181, Page 648, Register's Office for Davidson County, Tennessee, and according to the Deed of Correction of record in Book 4185, Page 487, and the re-recorded Deed of Correction of record in Book 4188, Page 591, Register's Office for Davidson County, Tennessee. BEING part of the same property conveyed to Gordon Hoyte Minchey and wife, Helen Gayle Minchey by deed from John U. Wilson and wife, Louise Wilson recorded October 12, 1959 at 8:48 A.M. in Book 2964, Page 143, Register's Office for Davidson County, Tennessee.

The said Omar Allmon died on 12/21/1976 and the said Gracie Auline Allmon died on 6/19/2011, and the only children and heirs of Omar Allmon and Gracie Auline Allmon are Jimmy Charles Allmon and Marion Virginia Small.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including zoning ordinances, property taxes, the equitable and statutory rights of redemption, and including any restrictions that may be recorded in the Register's Office for Davidson County, Tennessee.

THIS is improved real property known as: 1910 Dahlia Drive, Nashville, TN 37210

THE said Marion Virginia Small and Marion Virginia Allmon is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN WITHOUT ANY VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19th day of July, 2012.

Marion Virginia Small

Marion Virginia Small, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, Marion Virginia Small, the Grantor, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 19th day of July, 2012.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Marion Virginia Small

Marion Virginia Small, Grantor

SWORN TO and subscribed before me on
This the 19th day of July, 2012.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
July 6, 2015