Prepared by:
J. Paul Singleton, Esq.
MANIER & HEROD, a Tennessee
Professional Corporation
One Nashville Place, Suite 2200
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9306

BILL GARRETT, Davidson County
Trans:T20120064236 DEEDQC
Recvd: 08/28/12 09:29 2 pgs
Fees:12.00 Taxes:0.00
20120828-0077336

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PAR. NO.
Mr. & Mrs. Kenneth L. Thomas 9316 Chesapeake Drive Brentwood, TN 37027	(SAME)	00002742-0000355

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, EVELYN Mc VANCE (also known as Evelyn McClanahan Vance and hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto KENNETH L. THOMAS and wife, BRENDA D. THOMAS (hereinafter referred to as "Grantees"), their successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 131, on the Plan of Locustwood Subdivision, Section 1, of record in Book 2330, page 136, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 131 fronts 85.0 feet on the easterly side of East Ridge Drive and runs back 221.6 on the northerly side and 142.9 on the southerly side to a dead line in the rear on which it measures 109.2 feet.
>
> Being the same property conveyed to Donald L. Vance and wife, Evelyn Mc Vance, by Warranty Deed dated March 21, 1958, from Gaines and Gregory Construction Company, Inc. of record in Book 2742, Page 355 in the office of the Register of Deeds for Davidson County, Tennessee. Donald L. Vance predeceased his wife, Evelyn Mc Vance, leaving her vested with title to the property in fee simple.
>
> **This is improved property known as 3910 East Ridge Drive, Nashville, Davidson County, Tennessee 37211.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and her spouse who predeceased her. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 26 day of August, 2012.

Evelyn Mc Vance

Evelyn Mc Vance, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Evelyn Mc Vance, a Notary Public of this County, EVELYN Mc VANCE, the within named bargainor, with whom I am personally acquainted (or 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, at office, this 26th day of August, 2012.

HARRIET HOWELL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Harriet Howell White

Notary Public

My Commission Expires: 11/04/13

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

HARRIET HOWELL WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

Kenneth L Thomas

Kenneth L. Thomas, Grantee

Brenda D. Thomas

Brenda D. Thomas, Grantee

Sworn and subscribed to before me this 26th day of August, 2012.

My Commission Expires: 11/04/13

Harriet Howell White

Notary Public