State of Tennessee |
County of Davidson |

Address New Owner:
Lula M. Brooks
318 Vaughn Street
Nashville, Tennessee 37207

Send Tax Bill To:
Same

This instrument was prepared by:
Lauric J. Hadwyn-Janes, (423) 618-6140
P.O. Box 21060
Chattanooga, TN 37424

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Marcellus Brooks and wife, Lula M. Brooks,** their heirs and assigns, hereinafter called the "GRANTOR(S)", and **Lula M. Brooks,** widow, her heirs and assigns, hereinafter called the "GRANTEE(S)",

WITNESSETH:

WHEREAS, Marcellus Brooks and Lula M. Brooks owned the property described herein as husband and wife continuously until the date of the husband's death, and,

WHEREAS, Marcellus Brooks is now deceased, having passed away on January 19, 2013, as recorded by the Davidson County Office of Vital Records for the State of Tennessee, and,

WHEREAS, Lula M. Brooks now owns said property as the sole surviving Grantee, and wishes to have the property titled solely in her legal name and to correct her legal name,

THAT FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, by the GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S), do hereby bargain, sell, remise, quit claim and convey unto the GRANTEE(S), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 1/2 of Lot No. 13 of the J. M. Eatherley's Addition to East Nashville, of record in Book 57, Page 138, said Register's Office.

Said Lot No. 12 and the easterly 1/2 of Lot No. 13 ajoin and front together 75 feet on the southerly side of Vaughan Avenue and runs back between parallel lines 173 feet to a dead line in the rear which measures 75 feet thereon.

BEING the same property previously conveyed from Lawrence A. DaVault, Lorene DaVault, and Jewel V. Butler, unto Marcellus Brooks and wife, Lula M. Brooks, by Deed dated October 27, 1980, and recorded on October 27, 1980 in Record Book 5670, at Page 142, with the Davidson County Register's Office for the State of Tennessee.

Property Address: 318 Vaughn Street, Nashville, Tennessee 37207
Tax ID/Parcel No.: 082 03 0 407.00

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared from information provided by the parties and therefore the preparer makes no certification as to the validity of the title thereto.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have executed this instrument this 17th day of January, 2013.

Lula M. Brooks (Grantor)

BILL GARRETT, Davidson County
Trans:T20130010418 DEEDQC
Recvd: 02/06/13 15:43 2 pgs
Fees:12.00 Taxes:0.00
20130206-0012541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of Jan, 2013, before me, a Notary Public, personally appeared Lula M. Brooks, personally known to me (or proved to me on the basis of satisfactory evidence), to be the Lula M. Brooks who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

Carol Di Giore
NOTARY PUBLIC – CAROL DI GIORE
My Commission Expires: 9-9-14
DAVIDSON County

(Notary Seal)

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
September 9, 2014

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $10.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

Lula M. Brooks
Affiant

Sworn to and subscribed before me this 17 day of January, 2013.

Carol Di Giore
NOTARY PUBLIC – CAROL DI GIORE
My Commission Expires: 9-9-14
DAVIDSON County

(Notary Seal)

My Commission Expires:
September 9, 2014

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Record and Return to:
Blue Streak Docs
404 S. MLK, Jr. Avenue
Clearwater FL 33756
201210-430