BILL GARRETT, Davidson County
Trans:T20130018991 DEEDQC
Recvd: 03/08/13 08:49 2 pgs
Fees:12.00 Taxes:0.00
20130308-0023125

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT File No. 13020060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this ____ day of February 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John W. Minor, IV and Emeline G. Minor 104 S. 14th Street Nashville, TN 37206	New Owner	083-09-0 266.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Emeline G. Johnston now being known as Emeline G. Minor and John W. Minor, IV, as Joint Tenants with Rights of Survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey **John W. Minor, IV and Emeline G. Minor, husband and wife,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, SPRING PARK SUBDIVISION, as shown on plat of record in Plat Book 57, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Emeline G. Johnston, unmarried to Emeline G. Johnston and John W. Minor, IV, as Joint Tenants with Rights of Survivorship as recorded on the 12th day of August, 2008 in Instrument No. 20080812-0082814 and Warranty Deed from Michael G. Frazier and wife, Tina C. Frazier to Emeline G. Johnston, unmarried as recorded on the 3rd day of August, 2006 in Instrument No. 20060803-0094956, in the Register's Office of Davidson County, Tennessee.

Emeline G. Johnston and Emeline G. Minor being one and the same person.

This is improved property known as 104 S. 14th Street Nashville, TN 37206.

Whenever 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, Grantor has executed this instrument on this 25th day of February, 2013.

John W. Minor, IV

Emeline G. Minor by
Attorney in Fact

Emeline G. Minor, by John W. Minor, IV, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John W. Minor, IV,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Emeline G. Minor,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of February, 2013.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014