THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20130059841 DEEDQC
Recvd: 07/15/13 09:06 2 pgs
Fees:12.00 Taxes:0.00
20130715-0072649

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ten ($10.00) Dollars.

AFFIANT

Subscribed and sworn to before me, this 25TH day of June, 2013.

Notary Public

My Commission Expires: 08-17-15

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015

ADDRESS NEW OWNERS:
John W. Cheney, Jr.
Kay Angela Cheney
1216 Acre Trail
Madison, TN 37115

SEND TAX BILLS TO:
Same as owner

MAP/ Parcel: 051 10 0 007.00

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **JOHN W. CHENEY, Jr.** for in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto myself, **JOHN W. CHENEY, JR.** and my wife, **KAY ANGELA CHENEY**, our heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate [tenancy] by the entireties in and to said tract [parcel] of land, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Oakland Acres, Section 4, as of record in Book 2133, page 19, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Acre Trail at the corner of Lot Nos. 29 and 40; thence with the line between said two lots, westwardly 290.0 feet; thence south 3 degrees 25 minutes west 36 feet to two lots, southeastwardly 156.4 feet to the common corner of Lots Nos. 36, 37 and 39; thence with the line between Lots Nos. 36 and 39, said Trail, northwardly 136.1 feet to the beginning.

Being the same property conveyed to Morris F. Estes and wife, Joyce P. Estes, by deed from Ewing W. Lannom and wife, Willie F, Lannom, of record in Book 2799, Page 199, said Register's Office.

Being the same property conveyed to Edna C. Rogers, a widow, by deed from Morris F. Estes and wife, Joyce P. Estes, of record in Book 2860, Page 323, said Register's Office.

Being the same property that vested to John W. Cheney, Sr. through the Estate of Edna C. Rogers, of record Will Book 154, Page 91, said Register's Office.

Being the same property that vested to John W. Cheney, Jr. through the Estate of John W. Cheney, Sr., of record Will Book 225, Page 1, said Register's Office. Affidavit of Heirship recorded, said Register's Office under Instrument No. 20130708-0070359.

This is improved property known as 1216 Acre Trail, Madison, Tennessee, 37115.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating an estate [tenancy] by the entireties in and to the entire interest of the above-described property in the said **JOHN W. CHENEY, JR. AND WIFE, KAY ANGELA CHENEY.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises .

WITNESS my hand this 25th day of June, 2013.

John W. Cheney Jr
JOHN W. CHENEY, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Melinda G. Rooker, a Notary Public, in and for said County and State, **John W. Cheney, Jr.** 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 and official seal at office this the 25th day of June, 2013.

MELINDA G. ROOKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES AUGUST 17, 2015

Melinda G. Rooker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-17-15