BILL GARRETT, Davidson County
Trans:T20130085495 DEEDQC
Recvd: 10/03/13 09:57 3 pgs
Fees:22.00 Taxes:0.00
20131003-0103834

This Instrument Prepared By:
Ted F. Walker, Attorney At Law, 341 Harrison Street, Nashville, Tennessee 37219

FROM: JOHN M. LEDWELL and Wife, PATRICIA A. LEDWELL — TO: Elizabeth V. Pritchett, Trustee

FROM: Elizabeth V. Pritchett, Trustee — TO: JOHN M. LEDWELL And PATRICIA A. LEDWELL, as tenants in common

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
John M. Ledwell and Patricia A. Ledwell 5701 Leslie Avenue Nashville, TN 37209	Wells Fargo Home Mortgage P.O. Box 14411 Des Moines, IA 50306-3441	MAP 91-10-166

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

Elizabeth V. Pritchett
AFFIANT

Sworn to and subscribed before me this 3rd day of October, 2013.

NIKISHA HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nikisha Harris
Notary Public
My Commission Expires: June 21, 2016 My Commission Expires JUNE 21, 2016

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOHN M. LEDWELL (also known as JOHN MAX LEDWELL), and wife, PATRICIA A. LEDWELL (also known as PATRICIA ANN LEDWELL), for the express purpose of making a re-conveyance to create a tenancy in common as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between JOHN MAX LEDWELL, Plaintiff, and PATRICIA ANN LEDWELL, Defendant, do hereby quitclaim and convey to Elizabeth V. Pritchett, Trustee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the plan of B.F. Cockrill Farm, as shown on plat of record in Book 11001 Page 129, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the center of Leslie Street at a point 200 feet East of the easterly margin of Snyder Avenue; thence with the center of said street, eastwardly 50 feet; thence South 20-1/4 degrees West 165 feet to the northerly margin of an alley; thence with the said alley, westwardly 50 feet; thence North 20-1/4 degrees East 165 feet to the point of BEGINNING.

BEING the same property conveyed to JOHN M. LEDWELL AND WIFE, PATRICIA A. LEDWELL by Ronald Claude Talley and wife, Patsy Kay Talley, by Warranty Deed of record in Book 11001 Page 127.

The said JOHN M. LEDWELL and PATRICIA A. LEDWELL hereby assume and agree to pay the exisiting Deed of Trust note in favor of Wells Fargo Bank, N.A., said note bearing an original unpaid principal balance of $67,550.00 and an original second Deed of Trust bearing an original balance of $6,186.02, , and evidenced by Deed of Trust of record as Instrument Nos. 20111122-0091436, and second Deed of Trust in Book 11001 Page 141, Register's Office, Davidson County, Tennessee.

This is improved property located at 5701 Leslie Avenue, Nashville, Tennessee 37209.

And now I, ELIZABETH V. PRITCHETT, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto John M. Ledwell and Patricia A. Ledwell, as tenants in common, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 3rd day of October, 2013.

John M Ledwell
JOHN M. LEDWELL

Patricia A Ledwell
PATRICIA A. LEDWELL

Elizabeth V. Pritchett
ELIZABETH V. PRITCHETT, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. LEDWELL, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of October, 2013.

Elizabeth V. Pritchett
NOTARY PUBLIC

ELIZABETH V. PRITCHETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 8, 2016

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA A. LEDWELL, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of October, 2013.

Elizabeth D. Pritchett
NOTARY PUBLIC

ELIZABETH D. PRITCHETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth V. Pritchett, Trustee, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2013.

Nikisha Harris
NOTARY PUBLIC

NIKISHA HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: June 21, 2016

My Commission Expires JUNE 21, 2016

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.