BOX 10-B	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF **SEPTEMBER, 2015.** Notary Public MY COMMISSION EXPIRES: **November 5, 2018** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEAN T. SPEARS	**SAME**	**091-15-0-175.00**
(NAME) **303 51ST AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150080313 DEEDQC
Recvd: 09/21/15 15:03 2 pgs
Fees: 12.00 Taxes: 0.00
20150921-0095875

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JERRY L. SPEARS AND WIFE, SHIRLEY A. SPEARS, SARAH J. NEIGHBORS, A SINGLE PERSON, AND MICHAEL A. SPEARS, A SINGLE PERSON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY **A LIFE ESTATE** UNTO **JEAN T. SPEARS, HEREBY RETAINING A REMAINDER INTEREST UNTO OURSELVES,** OUR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT,

Land in Davidson County, Tennessee, being part of Block 11 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at the southwest corner of 51st Avenue North, as now established, formerly 10th Street, and the first alley North of Nevada, formerly Third Avenue; thence with the southerly margin of said alley, westwardly 145 feet; thence southwardly and parallel to 51st Avenue North, 50 feet; thence eastwardly 145 feet to the westerly margin of 51st Avenue North; thence with said Avenue, northwardly 50 feet tot the beginning.

Being the same property conveyed to Johnnie Spears and wife, Jean T. Spears from Herschel Singleton and wife, Naomi Singleton, by deed dated March 24, 1955, of record in Book 2392, page 543, said Register's Office. The said Johnnie Spears having since died on or about February 28, 2012, leaving Jean T. Spears as surviving tenant by the entirety. Being further conveyed to Jerry L. Spears and Shirley A. Spears, a married couple, Sarah J. Neighbors, a single person, and Michael A. Spears, a single person, from Jean T. Spears by quitclaim deed dated January 15, 2014, of record in Instrument No. 20140116-0004309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **303 51ST AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 21st day of **September, 2015.**

JERRY L. SPEARS

SHIRLEY A. SPEARS

SARAH J. NEIGHBORS

MICHAEL A. SPEARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jerry L. Spears and Shirley A. Spears, Sarah J. Neighbors, and Michael A. Spears**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of **September, 2015.**

My Commission Expires: **November 5, 2018**.

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public