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This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 9955 PG 717

ADDRESS NEW OWNER:
Mr. & Mrs. Ben Franklin Hurt
2600 Stewarts Ferry Pk.
Hermitage, TN 37076

MORTGAGEE:
None

SEND TAX BILLS:
Same as Above

MAP & PARCEL:
44-11 / 145

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the payment of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and for the express purpose of carrying out the terms and conditions of the Last Will and Testament of Evelyn C. Spears A/K/A Alva Evelyn Spears, dated July 30, 1987, the said Evelyn C. Spears having become deceased on July 3, 1995, I, Bertie Mae Hurt, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Bertie Mae Hurt and Husband, Ben Franklin Hurt, hereinafter called the Grantees, their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 8, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, in Register's Office for Davidson county, Tennessee; fronting 59 feet on Cleves Street, containing 0.10 acres, more or less.
>
> Being the same property conveyed to John B. Spears and Evelyn C. Spears, his Wife, as tenants by the entireties by Deed of record in Book 1782, Page 266, RODCT, the said John B. Spears having predeceased Evelyn C. Spears and said property having passed to her by operation of law. Evelyn C. Spears became deceased on July 3, 1995 leaving a Last Will and Testament in which the heretofore described real property and all improvements thereon is given to Bertie Mae Hurt, said Will is of record in the Probate Court for Davidson County, Tennessee, see Case No. 95P-1279.

This is improved property located and known as 405 Cleves Street, Old Hickory, Tennessee 37138.

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

Witness my hand this the 22 day of February 1996.

Bertie Mae Hurt
BERTIE MAE HURT, Individually and as Executrix of the Estate of Evelyn C. Spears A/K/A Alva Evelyn Spears

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 Bertie Mae Hurt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the duly authorized Executrix of the Estate of Evelyn C. Spears, and acknowledged that she has authority so to act, and that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 1996.

Lori A Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0753 02/23 0101 03CHECK 8.00

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Bertie Mae Hurt
AFFIANT

Subscribed and sworn to before me this 22nd day of February 1996.

Lori A Leonard
NOTARY PUBLIC

My Commission Expires: 9-18-99

01152976
IDENTIFICATION REFERENCE

96 FEB 23 AM 10:39
FELIX E. DAVIS REGISTER
DAVIDSON COUNTY, TN.