Address New Owner:	Send Tax Bills to:	Map-Parcel No:
Denise Warren Fussell	SAME	Map No. 51-11
216 Wellington Drive		
Madison, TN 37115		Parcel 12

This Instrument prepared by:
Thomas B. Cresswell, Jr.
Attorney at Law
509 Baxter Lane Nashville, TN 37220 (615) 373-4490

BOOK 10526 PG 30

3255 07/11 0101 03CHECK 8.00

QUITCLAIM DEED
By
Administratrix

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, and pursuant to the Last Will and Testament of Thelma P. Warren, THE ESTATE OF **(Mrs. Elvis Warren, Jr.) Thelma P. Warren** (herein **"GRANTOR"**), by and through its Administratrix, Denise W. Fussell, by these presents does hereby quitclaim and convey unto **Denise W. Fussell** (herein **"GRANTEE"**), -- as sole heir under the estate of Thelma P. Warren, Grantee's successors and assigns, all of Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of real estate, including improvements thereon, located in DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

***** SEE DESCRIPTION ATTACHED AS "EXHIBIT A" on next page*****

Being the same property conveyed *to* **Elvis Warren, Jr. (deceased) and Thelma P. Warren (deceased)**, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at
Deed Book 3130 , **Page** 45 .

The Grantee is conveyed and hereby owns an undivided interest in the whole of the real property hereby conveyed.

This quitclaim deed is executed pursuant to the provisions of the Tennessee Code Annotated. It is the Grantor's intent to convey to Grantee the entirety of whatever estate the Grantor heretofore held in and to the foregoing referenced property.

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

WITNESS THE HAND of Denise W. Fussell, Administratrix of THE ESTATE OF **THELMA P. WARREN**, deceased, this 10th day of July, 1997.

Denise W. Fussell
Denise W. Fussell

{Property Description and Acknowledgment follow on next page}

BOOK 10526 PG 31

Exhibit "A"
to
Quitclaim Deed by Administratrix

[Conveyance From The Estate of Thelma P. Warren to Denise W. Fussell]

Description of Real Property Conveyed:

BEING Lot No. 68 on the Plan of Oakland Acres, Section 7, as of record in Book 2663, Page 108, Register's Office for Davidson County, Tennessee. Said Lot No. 68 fronts 118 feet on the northerly side of Wellington Drive and extends back 407.3 feet on the easterly line and 408.7 feet on the westerly line to a dead line, measuring 118 feet thereon.

BEING THE SAME PROPERTY conveyed *to* **ELVIS WARREN, JR., and wife, THELMA P. WARREN** *from* **Maddux Construction Company, Inc., a corporation,** by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at **Deed Book** 3130, **Page** 45.

This conveyance is made subject to a ten-foot easement for public utility purposes along the rear line of the premises, anchor easement at southwest corner, 100-foot building setback line from Wellington Drive, and conditions or owners certificate, as shown on plan of record in Book 2663, Page 108, in said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2901, Page in said Register's Office.

This is improved real property.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tandy Hall Enoch, a Notary Public in and for said County and State, the within named **Denise W. Fussell, Administratrix for THE ESTATE OF THELMA P. WARREN**, the Grantor, who as such Administratrix proved to me her identity upon satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein, as her free act and deed.

WITNESS MY HAND and official seal at Nashville, Davidson County, Tennessee, this 10th day of July, 1997.

TANDY HALL ENOCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public {Seal}
My Commission expires: My Commission Expires NOV. 27, 1999

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The **actual consideration** or value, whichever is greater, for this transfer is **none ($0.00).**

Denise W. Fussell
Denise W. Fussell

Subscribed and sworn to before me this 10th day of July, 1997.

TANDY HALL ENOCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public {Seal}
My Commission expires: My Commission Expires NOV. 27, 1999

97 JUL 11 PM 12:31
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0325222
IDENTIF. & REFERENCE