Please re-record

RE-RECORD

Instr:20000718070835 Page: 1 OF 2
REC'D FOR REC 07/18/2000 12:22:53PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

This Instrument was prepared by:
Mark A. Ellmore, Attorney
388 Harding Place, Ste. C
Nashville, Tennessee 37211

[redacted]

Instr:20000613005906 9 Page: 1 OF 2
REC'D FOR REC 06/13/2000 1:27:34PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

EXECUTRIX'S QUITCLAIM DEED

Edna Mae Denton in Davidson County, Tennessee, on the 8th day of February, 1998, a resident of Davidson County, Tennessee. Edna Mae Denton, left a Last Will and Testament which was probated in Case No. 98P-1108, Probate Court, Davidson County, Tennessee. A petition to probate decedants estate and appoint Judy M. Denton as sole executrix was filed and approved by the Probate Court for Davidson County, Tennessee, on July 22, 1998 in Probate Case No. 98P-1108.

The decedant owned property located in Davidson County, Tennessee recorded in Deed Book 7025, page 742, Davidson County Register's Office. This property was owned by the late Luther H. Denton, spouse of the decedent and his daughter Judy M. Denton, unmarried, as tenants in common. Mr. Luther H. Denton died on December 23, 1989 and the beneficiaries of the late Luther H. Denton were his surviving spouse Edna Mae Denton and his daughter Judy M. Denton. Judy M. Denton received all of the property whether real, personal, or mixed, tangible, or intangible by devise and bequest by Edna M. Denton under her Last Will and Testament dated January 21, 1998. Thus, all of the interests of the late Luther H. Denton and the late Edna M. Denton vested in Judy M. Denton as sole beneficiary.

All debts of the decedent have been paid. The Tennessee Inheritance Tax Clearance has been received on March 12th, 1999. The Executrix, by signing this Quitclaim Deed releases any rights the Executrix may have to recover this property in the event of the subsequent insolvency of the estate of Edna Mae Denton.

In accordance with the laws of Tennessee, Judy M. Denton as Executrix of the Estate of Edna Mae Denton and individually quitclaims all right, title and interest in the following described real property to Judy M. Denton, unmarried in fee simple absolute. In addition, no other heirs of Edna Mae Denton exist at law. The following describes the real estate located in Davidson County Tennessee and more particularly described to wit, as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Sterling Heights Subdivision, Section V, as of record in Book 1835, page 37, Register's Office for said County.

Said Lot No. 174 fronts 70 feet on the easterly margin of Sandra Drive and extends back between lines 161.7 feet on the northerly line and 148.3 feet on the southerly line to a broken line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Luther H. Denton, married and Judy M. Denton, unmarried by deed from Thomas E. Mullins, a widower of record in Book 7025, page 742, Register's Office for Davidson County, Tennessee. Further conveyed by Edna Mae Denton to her sole beneficiary, Judy M. Denton of record in Probate Case No. 98P-1108, Probate Court Clerk's Office of Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

This transfer is by quitclaim deed from the Executrix of the Estate of Edna Mae Denton and Judy M. Denton, individually with no warranties made regarding the title.

In testimony hereof the undersigned Executrix and heirs have executed and signed this instrument this 1st day of June, 2000.

Judy M. Denton
Executrix , Beneficiary and Heir at Law

Judy M. Denton
Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy M. Denton, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument as both Executrix and Beneficiary/Heir at Law, and who acknowledged to me that she executed her signature at each appropriate place which required her signature for the purposes and consideration therein expressed.

WITNESS my hand and official seal this the 1st day of June, 2000.

My Commission Expires:
1-25-03

Tammy L Barbolic
Notary Public

TAMMY L. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affidavit

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Barbara Denton
Affiant

Subscribed and sworn to before me on this the 1st day of June, 2000.

1-25-03
Commission Expires:

Tammy L Harbolic
Notary Public

TAMMY L. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:
Judy M. Denton
2204 Sandra Drive
Nashville, TN 37210

Lender:
None

Map and Parcel:
119-2-237