THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Susan Robnett
322 McArthur Drive
Madison, Tennessee 37115

Send Tax Bills To
Same

Map-Parcel No.
Map 043-07-0-032.00

Quitclaim Deed

Brenda Rooker Ashworth, Julia Rooker Martin, Teena L. Foote and Randy Rooker, Grantors, quitclaim to Susan Robnett, Grantee, all of their right, title and interest in and to the described real estate, located in Davidson County, Tennessee, and more particularly described as follows:

Situated in the 11th Civil District of Davidson County, being part of Lot No. 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 139 on the Plan of the Re-subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of McArthur Drive at the southeast corner of the property conveyed to John Bailey by deed from John W. Anderson and wife, of record in Book 1309, Page 246, said Register's Office, being the corner of Lots Nos. 139 and 140; thence with the line between said two lots westwardly 150 feet to the common corner of Lots Nos. 139, 140, 141 and 142; thence with the line between Lots Nos. 139 and 142 southwardly 75 feet to the common corner of Lots. Nos. 138, 139, 142 and 143; thence with the line between Lots Nos. 138 and 139 eastwardly 150 feet to the westerly margin of McArthur Drive; thence with said Drive northwardly 75 feet to the beginning.

Being the same property conveyed to Orbon K. Rooker and wife, Wilma Rooker by deed from Alvin W. Slonecker and wife, Gertrude Slonecker and also Herman L. Slonecker and wife, Stella May Slonecker, of record in Book 2085, Page 620, dated September 8, 1951, Register's Office for Davidson County, Tennessee. Wilma B. Rooker died on February 22, 2002 and Orbon K. Rooker died on February 27, 2002; therefore; by Affidavit as to Heirs of record in ~~Book Instrum~~ *Instrument #20020409-0043219 ~~Page 0043219~~ said Register's Office, title vested in the sole heirs Brenda Rooker Ashworth, Julia Rooker Martin, Susan Robnett, Teena L. Foote and Randy Rooker.

This is improved property known as 322 McArthur Drive, Madison, TN 37115.

*Instrument Number 20020409-0043219

Signed on 4/19, 2002.

Brenda Rooker Ashworth

Julia Rooker Martin

Teena L. Foote (unmarried)

Randy Rooker

Davidson County DEEDQC
Recvd: 04/25/02 12:42 4pgs
Fees:22.00 Taxes:0.00
20020425-0051133

John Ashworth, Tom Martin and Gale Rooker, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey to Susan Robnett, her successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or may acquire in the future by virtue of their marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

John Ashworth (husband to Brenda Rooker Ashworth)

Tom Martin (husband to Julia Rooker Martin)

Gale Rooker (wife to Randy Rooker)

State of Tennessee
County of Sumner

Personally appeared before me, **Brenda Rooker Ashworth**, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on March 29, 2002.

Notary Public
My commission expires: Oct. 1, 2002

State of Tennessee
County of Davidson

Personally appeared before me, **Julia Rooker Martin**, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 2, 2002.

Notary Public
My commission expires: Jan 29, 2005

State of Tn
County of Rutherford

Personally appeared before me, **Teena L. Foote**, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on APRIL 9, 2002.

Michael R. Pardo

Notary Public

My commission expires: JULY 2, 2004

MICHAEL R. PARDO
Commission # 1269705
Notary Public - California
Contra Costa County
My Comm. Expires Jul 2, 2004

State of CALIFORNIA

County of CONTRA COSTA

Personally appeared before me, **Randy Rooker**, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on 4-15, 2002.

Catherine E Benton

Notary Public

My commission expires: 11-29-2010

State of Tennessee

County of Sumner

Personally appeared before me, **John Ashworth**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 19th, 2002.

Paul L Stanko

Notary Public

My commission expires: November 16, 2005

State of Tennessee

County of Davidson

Personally appeared before me, **Tom Martin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on April 2, 2002.

David E Thom

Notary Public

My commission expires: Jan 21, 2005

State of Tennessee

County of Hardin

Personally appeared before me, **Gale Rooker**, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on 4-15, 2002.

Catherine Carter

Notary Public

My commission expires: 11-21-2010

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $ 0. Subscribed and sworn to before me on March 29 2002.

Susan Robnett

Susan Robnett, Affiant

Kay J. Love

Notary Public

My commission expires: Oct. 1, 2002