Davidson County DEEDWARR
Recvd: 06/28/02 14:53 3pgs
Fees:17.00 Taxes:0.00
20020628-0078439

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	**MAP/PARCEL NUMBER:**
JANICE HANNAH, A MARRIED WOMAN	MAP 053-14, PARCEL 031
1308 MOHAWK TRAIL	
MADISON, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER AS THIS QUITCLAIM DEED IS GIVEN PURSUANT TO THAT CERTAIN ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE DATED OCTOBER 17, 2001, DOCKET NO. 01P-835, THIS 19th DAY OF June, 2002.

Janice Hannah
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF June 2002.

Kim L. Hendrix
NOTARY PUBLIC

KIM L. HENDRIX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: Jan. 25, 2003

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JUDY M. THOMAS AND JANICE HANNAH, BEING ALL OF THE DEVISEES AND LEGATEES UNDER THE WILL OF JAMES EARL McBROOM, DECEASED, AND JUDY THOMAS AND JANICE JANNAH, CO-EXECUTORS UNDER THE WILL OF JAMES EARL McBROOM, DECEASED, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto JANICE HANNAH, A MARRIED WOMAN, her successors, heirs and assigns, all of our right, title and interest in and to certain real estate in Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 10 on the Map of Nawaka Hills Powow Addition Section No. 1 as of record in Book 845, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the westerly side of Whopee Trail (now Mohawk Street) and runs back between parallel lines 149 feet to 1 foot reserved strip.

Being the same property conveyed unto James E. McBroom and wife, Inez McBroom, by Warranty Deed from Robert P. Beasley and wife, Emily T. Beasley, of record in Book

7222, page 800, Register's Office for Davidson County, Tennessee. The said Inez McBroom having since died, the property vested by operation of law in her surviving spouse, James E. McBroom. James E. McBroom has since died, testate, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 01P-835, and filed to Will Book 1882, page 345025, the property vested in the devisees and legatees in the Will, namely Judy Thomas and Janice Hannah, the Grantors herein. James Earl McBroom and James E. McBroom were one and the same person.

This is improved property known as 1308 Mohawk Trail, Madison, TN 37115.

Steve Thomas, Husband of Judy Thomas, and Dennis Hannah, husband of Janice Hannah, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

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

WITNESS my hand this 7 day of June, 2002

Judy Thomas
JUDY THOMAS

Steve Thomas
STEVE THOMAS

Janice Hannah
JANICE HANNAH

Dennis Hannah
DENNIS HANNAH

Judy Thomas co-executor
JUDY THOMAS, CO-EXECUTOR

Janice Hannah co-executor
JANICE HANNAH, CO-EXECUTOR

STATE OF TENNESSEE :

COUNTY OF Davidson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY THOMAS AND HUSBAND, STEVE THOMAS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 7 day of June, 2002.

Kim L. Henderson
notary public

My commission expires: Jan. 25, 2003

KIM L. HENDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE HANNAH AND HUSBAND, DENNIS HANNAH, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 7 day of June, 2002.

Kim L. Hendrix
notary public

My commission expires: Jan. 25, 2003

STATE OF TENNESSEE :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY THOMAS, CO-EXECUTOR UNDER THE WILL OF JAMES EARL McBROOM, DECEASED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 7 day of June, 2002.

Kim L. Hendrix
notary public

My commission expires: Jan. 25, 2003

STATE OF TENNESSEE :

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE HANNAH, CO-EXECUTOR UNDER THE WILL OF JAMES EARL McBROOM, DECEASED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 7 day of June, 2002.

Kim L. Hendrix
notary public

My commission expires: Jan. 25, 2003