QUITCLAIM DEED

FROM: Betty L. Newbern **TO:** Estate of Carl Sharp

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -

Betty L. McEachron Newbern
Affiant

Subscribed and sworn to before me this 7th day of September 2002.

My Commission Expires: 07/24/04

Notary Public

****

NAME/ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Estate of Carl Sharp c/o Ronald L. Stone 6th Floor, 211 Printers Alley Nashville, Tennessee 37201	- Same -	71-11-80

****

FOR AND IN CONSIDERATION OF no monetary consideration and for the express purpose of correcting the chain of title with regard to the property hereinafter described, I, Betty L. Newbern (hereinafter Grantor), by these presents do hereby quitclaim, transfer and convey unto the Estate of Carl Sharp (hereinafter Grantee), its heirs and assigns, all 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 part of Lot No. 3 of the William White Heirs' property, as of record in Book 332, page 78, Register's Office for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, February 6, 1959.
>
> Beginning at an iron pin on the northerly margin of Edith Street, at the southwest corner of the property conveyed to Alma M. Thompson, and wife, by deed from Gilbert C. Wright, and wife, of record in Book 2879, page 299, said Register's Office; thence with said Thompson's westerly line, northerly 150 feet to an iron pin; thence westerly 50 feet; thence southerly 150 feet to the northerly margin of Edith Street; thence with the same, easterly 50 feet to the beginning.
>
> Being the same property conveyed to Thomas R. McEachron and wife, Betty L. McEachron by Deed from B.C. Webb and wife Ophelia Webb, of record in Book 3341, page 36.

Davidson County DEEDQC
Recvd: 09/09/02 11:03 3pgs
Fees:17.00 Taxes:0.00
20020909-0108762

The said Thomas R. McEachron and Betty L. McEachron were subsequently divorced pursuant to the entry of a Final Decree in the Circuit Court for Davidson County, Tennessee, on October 1, 1968, Docket No. 53718, whereby said property was divested from Thomas R. McEachron and vested in Betty L. McEachron.

By Deed of record in Book 4968, page 860, Register's Office for Davidson County, Tennessee, the said Betty L. McEachron conveyed said property as Betty L. McEachron Newbern to Marlin H. Brown et ux, Carol Brown.

The said Marlin H. Brown and Carol Brown were subsequently divorced pursuant to the entry of a Final Decree and Marital Dissolution Agreement in the First Circuit Court for Davidson County, Tennessee on September 21, 1978, Docket No. 87717 whereby said property was divested from Marlin H. Brown and vested in Carol Brown. Said Final Decree and Marital Dissolution Agreement are of record at Book 5507, page 628, Register's Office for Davidson County, Tennessee.

By Deed of record in Book 5507, page 631, Register's Office for Davidson County, Tennessee, the said Carol Brown, unmarried conveyed the property to Clifford S. Hamilton and wife, LaVina B. Hamilton.

By Deed of record in 6280, page 914, Register's Office for Davidson County, Tennessee, the property was conveyed by Clifford S. Hamilton and wife, LaVina B. Hamilton to Clement & Gentry Joint Venture, a joint venture composed of James Gary Clement and Gary B. Gentry and wife, Elvie J. Gentry.

By Quitclaim Deed of record in Book 7484, page 325, Register's Office for Davidson County, Tennessee, the property was conveyed by James Gary Clement to Gary B. Gentry et ux, Elvie J. Gentry.

By Quitclaim Deed of record in Book 8061, page 720, Register's Office for Davidson County, Tennessee, the property was conveyed by Clement & Gentry Joint Venture, a joint venture composed of James Gary Clement, Gary B. Gentry and wife, Elvie J. Gentry to Gary B. Gentry and wife, Elvie J. Gentry.

By Final Decree and Marital Dissolution Agreement, of record in Book 9725, page 134, Register's Office for Davidson County, Tennessee, said property was divested from Elvie J. Gentry and vested in Gary B. Gentry.

By Deed of record in Book 9725, page 146, Register's Office for Davidson County, Tennessee, the property was conveyed by Gary B. Gentry, unmarried, to Carl V. Sharp.

The aforesaid conveyance from Betty L. McEachron Newbern to Marlin H. Brown and wife, Carol Brown contained an inaccurate legal description of the property, with said inaccurate legal description being thereafter incorporated into all subsequent conveyances. Thereafter, by the filing of a Correction Warranty Deed from Betty L. McEachron, now Newbern (joined by Earl H. Newbern, the husband of Betty L. McEachron Newbern) to Marlin H. Brown and wife Carol Brown, of record in Book 10283, page 970, an attempt was made to correct the chain of title; however, said Correction Warranty Deed, itself, contains an error in the legal description.

THIS IS IMPROVED PROPERTY known as 311 Edith Street, Nashville, Tennessee 37207

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

This conveyance is joined by Earl H. Newbern, the spouse of Betty L. McEachron Newbern, to convey any right, title and interest he may have in said property arising out of his marriage to Betty L. McEachron Newbern.

WITNESS my hand this 7th day of September, 2002.

Betty L. McEachron Newbern
Betty L. McEachron Newbern

Earl H. Newbern
Earl H. Newbern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Betty L. McEachron Newbern and Earl H. Newbern, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 7th day of September, 2002.

Ronald L. Stone
Notary Public

RONALD L. STONE NOTARY PUBLIC DAVIDSON TENN.

My Commission Expires: 07/24/04

****

This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201
(615) 742-5922