PICK-UP

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is NONE.

Davidson County DEEDQC
Recvd: 11/05/02 12:01 3pgs
Fees:17.00 Taxes:0.00
20021105-0135693

Benjamin Franklin Peacher, Jr.

Benjamin Franklin Peacher, Jr., heir-at-law of Virginia K. Hudgens Peacher Lacey, now deceased.

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Subscribed and sworn to before me on this 22nd day of October, 2002.

NOTARY PUBLIC
My commission expires: _____

NOTARY PUBLIC Notary Public, Gwinnett County, Georgia My Commission Expires February 1, 2005

Address New Owner:	Send Tax Bills To:	Map-Parcel #:
Marion Janelle Gervickas 921 Neelys Bend Road Madison, Tennessee 37115	Same	052-07-0 013.00

QUITCLAIM DEED
WITH ATTACHED REVISED AFFIDAVIT OF HEIRSHIP
PURSUANT TO TENN. CODE ANN. § 30-2-712

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, one of the six (6) heirs-at-law of **Virginia K. Hudgens Peacher Lacey**, to wit: **Benjamin Franklin Peacher, Jr.**, hereinafter called "the Grantor", have bargained and sold and by these presents do transfer and convey unto **Marion Janelle Gervickas,** hereinafter called "the Grantee", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING parts of Lots Nos. 2, 3 and 4, block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962, as follows:

BEGINNING at a point in the northerly margin of Neely's Bend Road, 46.04 feet west of the common corner of Lots No. 3 and 4 on said Plan; thence north 18 degrees, 28 minutes east 260.47 feet to a point which is 22.5 feet east of a corner of Lots Nos. 3 and 4 on said plan; thence south 66 degrees, 35 minutes east 100 feet to a point which is 22.5 feet east of the corner of Lots Nos. 2 and 3 on said plan; thence south 18 degrees, 28 minutes west 260.47 feet to a point in the northerly margin of Neely's Bend Road; thence with the margin of the same, north 66 degrees, 35 minutes west 100 feet to the beginning.

BEING the same property conveyed to Marion Janelle Gervickas by Quitclaim Deed from Richard Hudgens of record at Instrument number 20020620-0074598, Register's Office for Davidson County, Tennessee; the said **Virginia K. Hudgens Peacher Lacey**, having since died and being survived by her heirs-at-law, namely: **Benjamin Franklin Peacher, Jr., Glenda Carole Peacher, Janice Kaye Lacey Butler, Barry Leigh Lacey, Jennifer Lynn Lacey Stephenson, and Christopher Boone Lacey;** the said **Hubert Maurice Hudgens** having since died and being survived by his heirs-at-law, namely: **Dolores Ann Hudgens, Hubert Maurice Hudgens, Jr., Barbara Jean Hudgens Brock, Richard Thomas Hudgens, Lynda Hudgens Clark, and Charles Arthur Hudgens.**

This is improved property known as 921 Neelys Bend Road, Madison, Tennessee 37115.

WITNESSED below by my hand, I am:

1. **Benjamin Franklin Peacher, Jr. of 1896 Oakwood Grove Drive, Snellville, Georgia 30078-2948. I have five (5) siblings who are all presently alive.**

2. I am over the age of eighteen (18) years and fully competent to testify to all of the statements herein.

3. My grandparents had five (5) children. They were:

a. Rebecca J. Hoover (my Aunt). She died in June of 1992. She was married to Arthur C. Hoover, Jr. but he died on February 13, 1988. They had no children. At the time of my Aunt's death, her heirs were her four (4) siblings.

b. Virginia K. Hudgens Peacher Lacey (my mother). She died on February 15, 1991. She had a total of six (6) children including myself. They are all adults and are presently alive.

c. Hubert Maurice Hudgens (my Uncle). He died on June 20, 1992. He had a total of six (6) children. They are all adults and are presently alive.

d. Marion Janelle Gervickas (my Aunt) who is presently alive and resides at 921 Neelys Bend Road, Madison, Tennessee 37115.

e. Richard Hudgens (my Uncle) who is presently alive and resides at 1277 Woodbury Highway, Manchester, Coffee County, Tennessee 37355. He quitclaimed all of his interest in the realty known as 921 Neelys Bend Road, Madison, Tennessee 37115 to my Aunt, Marion Janelle Gervickas. This quitclaim is of record at Instrument number 20020620-0074598, Register's Office for Davidson County, Tennessee.

4. During my Mother's lifetime and the lifetime of my two Aunts and two Uncles, they acquired an interest in a parcel of real property known as 921 Neelys Bend Road, Madison, Davidson County, Tennessee 37115. The map and parcel number of this realty is 052-07-0 013.00. This parcel of land is in Madison, Davidson County and is more particularly described as follows:

> BEING parts of Lots Nos. 2, 3 and 4, block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962, as follows:
>
> BEGINNING at a point in the northerly margin of Neely's Bend Road, 46.04 feet west of the common corner of Lots No. 3 and 4 on said Plan; thence north 18 degrees, 28 minutes east 260.47 feet to a point which is 22.5 feet east of a corner of Lots Nos. 3 and 4 on said plan; thence south 66 degrees, 35 minutes east 100 feet to a point which is 22.5 feet east of the corner of Lots Nos. 2 and 3 on said plan; thence south 18 degrees, 28 minutes west 260.47 feet to a point in the northerly margin of Neely's Bend Road; thence with the margin of the same, north 66 degrees, 35 minutes west 100 feet to the beginning.

5. When my Aunt (Rebecca J. Hoover) died, her four (4) brothers and sisters inherited her share of this realty in equal parts.

6. As stated before, my Uncle (Richard Hudgens) quitclaim all of his interest in this realty to his sister (my Aunt), Marion Janelle Gervickas.

7. When my Mother (Virginia K. Hudgens Peacher Lacey) died, my five (5) siblings and I inherited her share of this realty in equal shares.

8. When my Uncle (Hubert Maurice Hudgens) died, his six (6) children inherited his share of this realty in equal shares.

9. My Aunt (Marion Janelle Gervickas) wishes to solely own this realty and so this Affidavit is for her benefit.

10. There are no debts or encumbrances remaining which are or might become a lien on said interests in the above-referenced real property.

11. This Affidavit of Heirship is freely given by me pursuant to Tenn. Code Ann. § 30-2-712 to help establish and reflect the heirship with respect to the above-referenced real property. This Affidavit shall be accepted for registration by the Register of Deed's Office for Davidson County, Tennessee.

Further affiant saith not.

Benjamin Franklin Peacher, Jr.

Benjamin Franklin Peacher, Jr.

STATE OF GEORGIA
COUNTY OF GWINNETT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Franklin Peacher, Jr.**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at GWINNETT County, ~~Tennessee~~ GEORGIA, this 22nd day of October, 2002.

NOTARY PUBLIC
My Commission Expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires February 1, 2005

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