THIS INSTRUMENT WAS PREPARED BY:

J. Todd Faulkner
AmSouth Center, Suite 109
315 Deaderick Street
Nashville, Tennessee 37122

Return to
All-Star Title, Inc
[illegible] Pike, Ste 201
[illegible] TN 37214
Ph: (615) 883-[illegible] Fax: (615) 883-7543

QUITCLAIM DEED

From: Robbie Chandler

To: Terri Shelton

Address New Owner as follows:

103 Shelby Street
Old Hickory, Tennessee 37138

Map and Parcel No.:

04308; 6

Send Tax Bills To:

Same

Davidson County DEEDQC
Recvd: 03/04/03 12:37 4pgs
Fees:22.00 Taxes:0.00
20030304-0028231

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, ROBBIE CHANDLER does transfer, quitclaim and convey unto the said TERRI SHELTON, her heirs, successors and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, in the Fourth Civil District thereof, being Tracts Nos. 8, 9, 10 and 11 on the unrecorded plan on H.A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell and Morrison, May, 1954, as follows:
>
> Beginning at a point on the northwesterly margin of Shelby Street at the common corner of Tracts 7 and 8, 184.1 feet and as measured along the margin of said Street, from the beginning of a curve at the intersection of said Street and Scenic Drive; thence with the line between said Tracts 7 and 8 north 44 degrees 17' west 164.8 feet to a point in the line of the Morgan Hurt property; thence with the line of said property and along the rear line of Tracts 8, 9, 10 and 11 south 43 degrees 01' west 229.1 feet to the common corner of Tracts 11 and 12; thence with the line between said two tracts south 44 degrees 17' east 154 feet to the margin of Shelby Street; thence with the margin of said Street north 45 degrees 43' east 229 feet to the beginning.
>
> Being the same property conveyed to Alvin H. Overstreet and wife, Flossie Irene Overstreet, by deed from H.A. Youngblood and wife, Edith M. Youngblood, of record in Book 2282, page 7, said Register's Office.

This is improved property known as 103 Shelby Street, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TERRI SHELTON, her heirs, successors and assigns, forever.

Witness my hand this 26th day of April, 2002.

Robbie Chandler

Robbie Chandler

State of Tennessee)
)
County of Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named Robbie Chandler, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of April, 2002.

Notary Public

My Commission Expires: 9/24/05

AFFIDAVIT

I, ROBBIE CHANDLER, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed a delivered as a gift for TERRI SHELTON and that there was no monetary consideration given for the transfer.

Robbie Chandler

Robbie Chandler

Sworn to and subscribed before me, this 26th day of April, 2002

Notary Public

My commission expires: 9/24/05

EXHIBIT A

Being the same property conveyed to Robbie C. Richardson and wife, Claudine G. Richardson by from Deed Alvin H. Overstreet and wife, Flossie Irene Overstreet dated 12/12/57, recorded 12/13/57 in Book 2706, page 615, Register's Office for Davidson County, Tennessee. Robbie C. Richardson died intestate on 4/3/97, survived by his wife Claudine L. Richardson. The said Claudine L. Richardson died intestate 9/18/00, survived by her two children, Robbie Chandler and Terri Shelton, as evidenced by Affidavits of Heirship recorded in Instrument 20030304-0028226 and Instrument # 20030304-0028227. Also see Affidavit of Terri L. Shelton recorded in Instrument # 20030304-0028228, Affidavit of Robbie Chandler recorded in Instrument # 20030304-0028229 and Affidavit of Charlene Richardson recorded in Instrument # 20030304-0028230 Register's Office for Said County.