LL# 6605

Davidson County DEEDQC
Recvd: 06/04/03 08:07 2pgs
Fees:12.00 Taxes:0.00
20030604-0076005

This instrument prepared by:
Lee & Lee, Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

Send Tax Bill to:
Bobby W. Potts
4858 Bull Run Road
Ashland City, TN 37015

Map: 46.00
Group:
Parcel: 28.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

**QUITCLAIM DEED**

For and in consideration of the sum of $10.00 and other good and valuable considerations, **The Estate of Howard Clifton Ryan** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **Bobby W. Potts**, his heirs and assigns all right, title and interest in and to the following described property to-wit:

A triangular tract of land lying in the 13th Civil District of Davidson County, Tennessee and bounded on the east by the Howard C. Ryan Revocable Living Trust property described in Instrument #20010718-76180, Register's Office for Davidson County, Tennessee, and on the north and west by the Marshall H. Warder property described in Deed Book 424 page 202 and Deed Book 426 page 266, RODCT and shown on the "Property Survey for Marshall Warder Estate" by Kessinger & Associates dated May 1, 1982.

Being the same real property conveyed to Howard Clifton Ryan and wife, Creighton Ann Ryan by an unrecorded quitclaim deed from Marshall H. Warder, Jr., Executor of the Estate of Marshall H. Warder, Sr., dated March 19, 1987. Creighton Ann Ryan died May 17, 2000, leaving Howard Clifton Ryan the sole surviving tenant by the entirety. Howard Clifton Ryan died June 16, 2001, title then vesting in all his children Jo Ann Simpson, Connie Shockley, and Bruce Simpson.

This is unimproved property known as 4858 Bull Run Road, Ashland City, Tennessee 37015.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands May 28, 2003.

**The Estate of Howard Clifton Ryan**

By: _____
Jo Ann Simpson

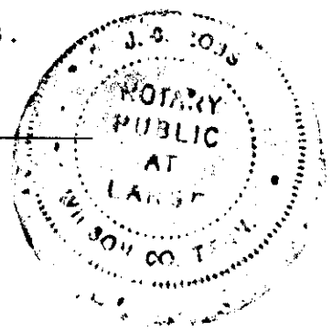
By: _____
Bruce Simpson

By: _____
Connie Shockley

STATE OF TENNESSEE ]
] ss.
COUNTY OF WILSON ]

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainors, Jo Ann Simpson, Connie Shockley, and Bruce Simpson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the only heirs of the Howard C. Ryan Estate and acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal May 28, 2003.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 6.26.04

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
May 28, 2003.

NOTARY PUBLIC

My Commission Expires: 6.26.04

