THIS INSTRUMENT PREPARED BY:
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Davidson County DEEDQC
Recvd: 09/19/03 09:21 3pgs
Fees:17.00 Taxes:0.00
20030919-0138731

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
John Preston Lockhart	Same	Part of Map 17.00
2331 Luster Rd.		Parc. 57.00
Goodlettsville, TN 37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 12 day of Sept, 2003.

John Preston Lockhart
AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/28/06.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MYRNA FAYE SKAGGS BALDOCK, an unmarried person, SHIRLEY SUE SKAGGS LOCKHART and husband, JERRY RAY LOCKHART, "Grantor," by these presents, do hereby quitclaim and convey unto JOHN PRESTON LOCKHART, "Grantee," their heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Situated in the 10th Civil District of said County and State, and more particularly described as follows:

Being Lot No. 3 of the James Preston Skaggs property of record in plat instrument Number 20010426-0041343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to James Preston Skaggs and wife, Sadye Waggoner Skaggs, by deed from J. J. Bowers and wife, Mattie Bowers, of record in book 2085, page 367, Register's Office for Davidson County, Tennessee; the said Sadye Waggoner Skaggs having predeceased James Preston Skaggs. Said property

then vested in Peggy Louise Skaggs Bush, Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart by Will of James P. Skaggs filed in Will book 211, page 610, Office of the Probate Court Clerk for Davidson County, Tennessee. Property then conveyed to Myrna Faye Skaggs Baldock and Shirley Sue Skaggs Lockhart, by Quitclaim Deed from Peggy Louise Skaggs Bush and husband, Hugh C. Bush, II, dated March 17, 1998, and of record in Book 10846, page 772 Register's Office for Davidson County, Tennessee.

The said Jerry Ray Lockhart joins in this conveyance to convey any marital interest that he may have.

This conveyance is made subject to the following:

1. Property is subject to all matters affecting said premises as contained in Instrument Number 20010426-0041343, Register's Office for Davidson County, Tennessee, including but not limited to a 20-foot easement for utilities and drainage purposes along the front of said lot, and a 10-foot easement for drainage purposes along the north side of said lot.
2. Any and all restrictions, conditions and easements of record.
3. A stream buffer 25 feet from top of bank as shown in the described plat easement.

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

This is unimproved property known as Lot 3, 2331 Luster Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 15 day of September, 2003.

Myrna Faye Baldock
MYRNA FAYE SKAGGS BALDOCK

Shirley Sue Skaggs Lockhart
SHIRLEY SUE SKAGGS LOCKHART

Jerry Ray Lockhart
JERRY RAY LOCKHART

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, MYRNA FAYE SKAGGS BALDOCK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, SHIRLEY SUE SKAGGS LOCKHART, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JERRY RAY LOCKHART, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 5/28/06