Davidson County DEEDQC
Recvd: 10/07/03 08:42 3pgs
Fees:17.00 Taxes:0.00

20031007-0147852

STATE OF ARKANSAS
COUNTY OF Washington

The actual consideration for this transfer is NONE.

Theodore Schneider

Theodore Schneider, one of only two heirs-at-law of **Kenneth F. Schneider**, now deceased.

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 205
Madison, Tennessee 37115

Subscribed and sworn to before me on this 1st day of October, 2003.

Joyce Hapeman

NOTARY PUBLIC
My commission expires: 10-27-2008

OFFICIAL SEAL
JOY C. HAPEMAN
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY

Address New Owners:	Send Tax Bills To:	Map-Parcel #:
Gregory B. Bullard, unmarried 1912 Boscobel Street Nashville, Tennessee 37206	Same	Map 83-14 Parcel 343 23W3820

QUITCLAIM DEED
WITH ATTACHED 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 Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we the undersigned, the only two heirs-at-law of **Kenneth F. Schneider**, to wit: **Theodore Schneider** and wife, **Janet Schneider**, hereinafter called "the Grantors", have bargained and sold and by these presents do transfer and convey unto **Gregory B. Bullard**, unmarried, hereinafter called "the Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 389 on the Plan of Edgefield Land Company's Third Subdivision, as of record in Book 57, page 152, Register's Office for said County.

SAID Lot No. 389 fronts 50 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Kenneth F. Schneider and Gregory B. Bullard, both unmarried, by Warranty Deed from Virgil Ray Parham and wife, Gloria Parham, of record in Book 11429, Page 78, Register's Office for Davidson County, Tennessee; the said Kenneth F. Schneider having since died.

The purpose of this transfer is to vest the entire ownership of the herein-described real property to Gregory B. Bullard; specifically, he receives the entire ownership interest in said realty.

This is improved property known as 1912 Boscobel Street, Nashville, Tennessee 37206.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, page 152, said Register's Office.

This legal description is the same as the previous deed of record.

WITNESSED below by our hands, we are:

1. **Theodore Schneider** and wife, **Janet Schneider** of Springdale, Arkansas 72762. We are both over the age of eighteen (18) years and fully competent to testify to all of the statements herein.

2. Our son was **Kenneth F. Schneider**. He died on September 22, 2003. He was an adult at the time of his death.

3. During our son's lifetime, specifically on or about April 1, 1999, **Kenneth**, along with **Gregory B. Bullard**, purchased a parcel of real property as tenants in common known as 1912 Boscobel Street, Nashville, Davidson County, Tennessee 37206. The Map number of this property is 83-14 and the Parcel number is 343. This transfer was by a warranty deed which is recorded at Book 11429, Page 78, Register's Office for Davidson County, Tennessee. This parcel of land is in Nashville, Davidson County and is more particularly described as follows:

BEING Lot No. 389 on the Plan of Edgefield Land Company's Third Subdivision, as of record in Book 57, page 152, Register's Office for said County.

SAID Lot No. 389 fronts 50 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

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This legal description is the same as the previous deed of record.

4. Our son, **Kenneth F. Schneider**, died on September 22, 2003 without a will. Accordingly, at the time of his death his one-half (½) undivided interest in the above-referenced real property passed to us, his two parents, by the laws of intestate succession; each of us inheriting and now owning an undivided one-fourth (¼) interest in said realty, or a total undivided interest in said realty of one-half (½). We want **Gregory B. Bullard** to have our one-half (½) undivided interest in this realty, hence this instrument.

5. This Affidavit of Heirship is freely given by both of us 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 affiants saith not.

Theodore Schneider

Theodore Schneider

Janet Schneider

Janet Schneider

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

WITNESS my hand and official seal at FNB Springdale, Washington County, Arkansas, this 1st day of Oct, 2003.

Joy C Hapeman

NOTARY PUBLIC
My Commission Expires: 10-29-2008

OFFICIAL SEAL
JOY C. HAPEMAN
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY

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