00136368736 A MORTGAGE TITLE INS MISC

Send tax bills to:

Dawn Adams
1001 Patio Dr
Nashville TN 37214

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Dawn Adams
1001 Patio Dr
Nashville TN 37214

Map: 108-03-0
Group: A
Parcel: 30

Improved: X
Unimproved:

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, Van Adams, Executor of the Estate of Tina N. Jones and Van Adams, individually, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Van Adams, Executor of the Estate of Tina N. Jones and Van Adams, individually, do hereby convey and Quitclaim unto Dawn Adams, her heirs and assigns, all of their right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Unit 30, Lot 19, Phase Two, Condominium Site Plan, Section Three, Patio Villa, as of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Dawn Adams and Tina N. Jones, both unmarried, by Deed from Deborah C. Driggers, an unmarried person, of record in Deed Book 9201, page 60, Register's Office for Davidson County, Tennessee and part of the property included in the estate of Tina N. Jones at the time of her death, same being subject to power of sale by her Executor pursuant to the Will and First Codicil of Tina N. Jones of record in Will Book 1, Pages 193 and 198, of the office of the Clerk and Master for Wilson County, Tennessee. Dawn Adams and Van Adams are the sole beneficiaries under the will of Tina N. Jones.

WITNESS OUR HANDS on this 9 day of JAN, 2004.

Executor
Van Adams, Executor for
the Estate of Tina N. Jones

Van Adams

Davidson County DEEDQC
Recvd: 02/26/04 12:57 3pgs
Fees:17.00 Taxes:0.00
20040226-0021940

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Van Adams with whom I am personally acquainted and who acknowledged himself to be Executor of the Estate of Tina N. Jones and who acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 9 day of January, 2004.

Notary Public

My Commission Expires: 8/8/04

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named Van Adams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 9 day of January, 2004.

Notary Public

My Commission Expires: 8/8/04

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 9 day of January, 2004.

Notary Public

My Commission Expires: 8/8/04

File No.: 110010050

EXHIBIT A

Being Unit 30, Lot 19, Phase Two, Condominium Site Plan, Section Three, Patio Villa, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Dawn Adams and Tina M. Jones, both unmarried by Deed from Deborah C. Driggers, unmarried dated, 12/15/93 of record in Book, 9201 page, 60 Register's Office for Davidson County, Tennessee.
Property Address:
1001 Patio Dr.
Nashville, Tennessee 37214

DA