Joey

Davidson County DEEDQC
Recvd: 09/02/04 08:42 3pgs
Fees:17.00 Taxes:0.00
20040902-0106144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Eunice R. Hamil
AFFIANT

Subscribed and sworn to before me, this 5th day of August, 2004.

Suzanne Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2007

This instrument was prepared by: Beck, Beck & Kittrell, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: 1017 Carolyn Avenue, Nashville, TN 37216

SEND TAX BILLS TO: 1017 Carolyn Avenue, Nashville, TN 37216

MAP and PARCEL: 72-3-137

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QUITCLAIM DEED GRANTING RIGHTS OF SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS that I, **EUNICE R. HAMIL**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto **JOSEPH GALE KITTRELL**, a **FUTURE ESTATE** with **RIGHTS OF SURVIVORSHIP** after the death of Eunice R. Hamil, his heirs and assigns, such of my right, title and interest in and to a certain tracts [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tracts [parcel] of land, which are attached hereto as Exhibit A and Exhibit B.

Being the same property conveyed to Joseph W. Hamil and Eunice R. Hamil, husband and wife and Linda Hamil, unmarried, all as joint tenants with right of survivorship by deed of record in Instrument No. 20010613-0062496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to EUNICE R. HAMIL, by LINDA HAMIL, UNMARRIED, by deed of record in Instrument No. 20040902-0106143, Register's Office for Davidson County, Tennessee.

The property being known as 1228 McChesney, Nashville, TN 37216.

* Said LINDA HAMIL is also known as LINDA HAMIL WHITED.

This conveyance is made pursuant to the provisions of Section 66-5-101, Tenn. Code Ann., and for the express purpose of creating a future estate with rights of survivorship for JOSEPH GALE KITTRELL after the death of Eunice R. Hamil in and to the above-described property in the said County.

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

WITNESS my hand this 25 day of August, 2004.

Eunice R. Hamil
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **EUNICE R. HAMIL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 25 day of August, 2004.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

EXHIBIT 'A'

TRACT ONE: LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 192 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 192 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Ottis D. Ragland and wife, Toy Kathaleen Ragland, by Warranty Deed from Lillian Butler Grass and daughter, Willie Mai Grass, unmarried, of record in Book 2597, page 75, Register's Office for Davidson County, Tennessee.

TRACT TWO: LAND in Davidson County, Tennessee, being the westerly 5 feet of the easterly 64.8 of Lot No. 192 on the Plan of Inglewood Place, of record in Book 332, page 101, said Register's Office.

Said part of Lot. No. 192 fronts 5 feet on the southerly side of McChesney Avenue and runs bank between parallel lines 205 feet, more or less, to a dead line.

Being the same property conveyed to Ottis D. Ragland and wife, Toy Kathaleen Ragland, by Deed from Elizabeth Huddleston, now Elizabeth Huddleston White et vir, Albert A. White, of record in Book 34614, page 553, Register's Office for DAVIDSON County, Tennessee. The said Toy Kathaleen Ragland having since died on 12-30-99, the property vested by operation of law in her surviving spouse, Ottis D. Ragland, a/k/a Ottis Delson Ragland. Ottis Delson Ragland died on November 27, 2000, and by his Last Will and Testament filed with the Probate Court for Davidson County, Tennessee, Docket No. 01P-385, and filed to Will Book 1719315903, and recorded in Instrument No. 20010103-0000893, said Register's Office, the property was devised and bequeathed to Lesa VanHooser (now Blackaby), Timothy VanHooser, Anthony Ragland and Michael Ragland, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 72-3, PARCEL 137).

2. All matters as set forth on the Plan of record in Plat Book 332, page 101, said Register's Office,including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.