Box 57

Davidson County DEEDQC
Recvd: 04/05/05 11:52 6 pg:
Fees:32.00 Taxes:0.00
20050405-0037062

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Hugh W. Entrekin
AFFIANT

Subscribed and sworn to before me, this 5th day of April, 2005.

Amy D. Nix
NOTARY PUBLIC

My Commission Expires: 7-19-08

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as Follows:

Sharon Darlene Watkins
818 Dewees Avenue
Nashville, TN 37204

Send Tax Bills To:

Same as

Map-Parcel Number:

Map 118-02

Parcel 123

QUITCLAIM DEED

WHEREAS, Jerry A. Watkins and wife, Oddie Mae Watkins, purchased certain real property as husband and wife held by tenants by the entireties, generally known as 818 Dewees Avenue, Nashville, Tennessee 37204, being Lot No. 82 on the map on Kirkwood Heights, Section V as of record in Book 1130, page 22, Register's Office for Nashville, Davidson County, Tennessee, from Walter E. Clark and wife, Alma A. Clark by Warranty Deed recorded at Book 4409, page 375, said Register's Office (the "Property"); and

WHEREAS, Jerry A. Watkins died intestate on October 5, 1981 in Nashville, Davidson County, Tennessee, leaving title to the Property vested solely in his surviving spouse, Oddie Mae Watkins; and

WHEREAS, Oddie Mae Watkins died intestate on August 24, 2004 in Nashville, Davidson County, Tennessee, leaving eleven surviving children who are Laura W. Perkins, Charles Watkins, Richard Watkins, Josephine W. Coltrane, Sarah W. Buchanan, Gerald W. Burks, Jerry Watkins, Clarence Watkins, Beatrice W. Fayne, Linda W. White and Sharon D. Watkins. Oddie Mae Watkins left two additional heirs being the daughters of her daughter, Bobby Watkins, who predeceased being

her granddaughters, Varonica Watkins and Shelia Watkins. The aforesaid eleven (11) children of Oddie Mae Watkins and two (2) grandchildren of her predeceased daughter are herein referred to as (the "Heirs"). The Heirs by virtue of the death of Oddie Mae Watkins became the owners of the Property. The parties desire that they all quitclaim and gift their interests in the Property to Sharon Watkins and each are executing this deed for such purpose.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laura W. Perkins, Charles Watkins, Richard Watkins, Josephine W. Coltrane, Sarah W. Buchanan, Gerald W. Burks, Jerry Watkins, Clarence Watkins, Beatrice W. Fayne, Linda W. White, Sharon Watkins, Varonica Watkins and Shelia Watkins,** (hereinafter collectively called Grantor), by these presents does transfer, quitclaim and convey unto **Sharon Darlene Watkins,** (hereinafter called Grantee), Grantee's heirs, representative and assigns, in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

Being Lot No. 82 on the Map of Kirkwood Heights, Section V, as of record in Book 1130, page 22, Register's Office for Nashville, Davidson County, Tennesseee.

Said Lot No. 82 fronts 94.3 feet on the southerly side of Deweese Avenue and extends back between lines, 169.8 feet on the easterly line and 165.7 feet on the westerly line, to a dead line in the rear, measuring 39.7 feet thereon.

Being the same property conveyed to Jerry A. Watkins and wife, Oddie Mae Watkins, by Warranty Deed from Walter E. Clark and wife, Alma A. Calrk, of record in Book 4409, page 375, Register's Office for Davidson County, Tennessee. The said Jerry A. Watkins and Oddie Mae Watkins having since died investing title to the Property in the Heirs as specified above.

Dorothy Watkins, wife of Charles Watkins, Marie Watkins, wife of Richard Watkins, Jonas Coltrane, husband of Josephine W. Coltrane, Leroy Burks, husband of Gerald W. Burks, Mary Watkins, wife of Jerry Watkins, Albert Fayne, husband of Beatrice W. Fayne, and Floyd White, husband of Linda W. White join in this conveyance for the sole purpose of conveying any interest they may have in the subject Property. The subject property has never served as the primary residence of any of the undersigned.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed effective as of the 30th day of January, 2005.

Laura W. Perkins

Sarah W. Buchanan

Charles Watkins

Richard Watkins

Dorothy Watkins

Marie Watkins

Josephine W. Coltrane

Gerald W. Burks

Jonas Coltrane

Leroy Burks

Jerry Watkins

Beatrice W. Fayne

Mary Watkins

Albert Fayne

Clarence Watkins

Linda W. White

Varonica Watkins

Floyd White

Shelia Watkins

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Laura W. Perkins**, the 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 on this 30 day of Jan., 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Watkins and wife, Dorothy Watkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Jerry Watkins and wife, Mary Watkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Beatrice W. Fayne and husband Albert Fayne**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Linda W. White and husband Floyd White**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Richard Watkins and wife, Marie Watkins,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Josephine W. Coltrane and husband, Jonas Coltrane,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sarah W. Buchanan,** the 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 on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Gerald W. Burks and husband, Leroy Burks,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30 day of Jan., 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Varonica Watkins**, the 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 on this 30 day of Jan. 2005

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Shelia Watkins**, the 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 on this 30 day of Jan., 2005.

Maxine Anderson
NOTARY PUBLIC

My commission expires: 9/30/06