THIS INSTRUMENT PREPARED BY:
Drew W. Taylor
Attorney at Law
P. O. Box 528
Erin, Tennessee 37061
(931) 289-2780

FROM: SUZANNE M. McCAMPBELL and BENNETTA M. JAMES **(GRANTOR{S})**

TO: SUZANNE M. McCAMPBELL and BENNETTA M. JAMES **(GRANTEE{S})**

ADDRESS OF NEW OWNERS AND SEND TAX STATEMENTS TO:
SUZANNE M. McCAMPBELL and
BENNETTA M. JAMES
c/o 725 Bethany Road
Erin, Tennessee 37061

Davidson County DEEDQC
Recvd: 08/23/05 15:18 3 pgs
Fees:17.00 Taxes:0.00
20050823-0100527

Tax Map-Parcel Numbers: 130-09-021

This Quitclaim Deed was prepared from information furnished by the Grantors and no examination of title was requested or performed.

QUITCLAIM DEED

THIS INSTRUMENT made and entered into this 23rd day of August, 2005, by and between **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES** and **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES;**

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS** and other good and valuable consideration, cash in hand paid to **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES** by **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES,** the receipt of which is hereby acknowledged, **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES** convey and quitclaim unto **SUZANNE M. McCAMPBELL and BENNETTA M. JAMES,** their heirs and assigns, as tenants in common, all their right, title and interests they have in and to the following described tract or parcel of land, together with all improvements thereon, in **DAVIDSON** County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "C" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, page 62, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Brookfield Avenue, at the common corner of Lots Nos. 18 and 19; thence with the line between said lots, southwesterly 166.34 feet to a point, being the common corner of Lots Nos. 18, 19, 1 and 2; thence with the line between Lots Nos. 1 and 19, northwesterly 125 feet to the easterly margin of Cross Hill Road; thence with the margin of said Road northeasterly 146.88 feet to a

point, the beginning of a curve at the intersection of said road and Brookfield Avenue; thence around said curve in a northeasterly direction 31.65 feet to a point in the southerly margin of Brookfield Avenue; thence with the margin of said Avenue, southeasterly 104.77 feet to the point of beginning.

This legal description obtained from previous deed of record.

This being the same property conveyed to Jesse D. Mallory and wife, Edna D. Mallory by deed from Douglas B. Tune and wife, Anne B. Tune, recorded in Book 1554, page 577, in the Register's Office for Davidson County, Tennessee. This further being the same property conveyed to Jesse D. Mallory by Quitclaim Deed from Edna D. Mallory, dated November 9, 2000, of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20001115-0113207. Jesse D. Mallory deceased on September 28, 2004. This further being the same property inherited by Edna Dickson Mallory by the Last Will and Testament of Jesse Draughon Mallory admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee on November 3, 2004 under Docket No. 04P1790. *Jesse Draughon Mallory being the one and same person as Jesse D. Mallory. Edna Dickson Mallory deceased on October 22, 2004. This further being the same property inherited by Bennetta M. James and Suzanne M. McCampbell by the Last Will and Testament of Edna Dickson Mallory, admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee on November 3, 2004 under Docket No. 04P1791. *Edna Dickson Mallory being the one and same person as Edna D. Mallory.

This conveyance is subject to the following:

(1.) All existing roadways, utility lines, power transmission lines and easements therefor, recorded or unrecorded.

(2.) Subject to such limitations, restrictions and encumbrances as may affect the property.

Grantees responsible for payment of all property taxes for the year 2005.

***It is the intention of this conveyance that SUZANNE M. McCAMPBELL and BENNETTA M. JAMES be the absolute owners of the foregoing described property in fee simple, as tenants in common.**

✓ This property is improved.

_____ This property is unimproved.

IN TESTIMONY WHEREOF, SUZANNE M. McCAMPBELL and **BENNETTA M. JAMES** have hereunto set their signatures, the day and year first above written.

Suzanne M. McCampbell
SUZANNE M. McCAMPBELL

Bennetta M. James
BENNETTA M. JAMES

STATE OF Tennessee)
)
COUNTY OF Houston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNE M. McCAMPBELL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Erin Tennessee, this 23rd day of August, 2005.

Melissa C. Parchman
Notary Public

My commission expires: July 24, 2006

STATE OF Tennessee)
)
COUNTY OF Houston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENNETTA M. JAMES,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Erin Tennessee, this 23rd day of August, 2005.

Melissa C Parchman
Notary Public

My commission expires: July 24, 2006

STATE OF _____)
)
COUNTY OF _____)

I, or we, 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 and voluntary sale.

Suzanne M. McCampbell
Affiant

Subscribed and sworn to before me, this the 23 day of Aug, 2005.

Clara Brown Deputy Register
NOTARY PUBLIC OR REGISTER

My commission expires: _____