31-B
Bcds

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Roxane M. Stewart 1725 Sturbirdge Rd Indianapolis, IN 46260	Map –Par. 92-11-263	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Roxane M. Stewart, Executrix of the Estate of Muriel H. Simmons ("Grantor"), by these presents hereby sells, assigns, and quitclaims to William J. Simmons, Jr. and Roxane M. Stewart, individuals, (collectively, "Grantee"), Grantee's heirs and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lots(s) 3, as shown on the map entitled "Revised Plat of The Pennington Realty & Improvement Company's Resubdivision of R.W. Turners Subdivision of the Three Acre Lot-Division "B" of the Murphy Land Company", of record in Plat Book 421, page(s) 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William James Simmons and wife, Muriel H. Simmons, by deed of record in Book 2248, page 174, said Register's Office, the said William James Simmons having predeceased Muriel H. Simmons and the said Muriel H. Simmons having since died. The Will of Muriel H. Simmons, also known as Muriel J. Simmons of record in Docket No. 05P-289, Davidson County Probate Court Clerk's Office devised the subject property to William J. Simmons, Jr. and Roxane M. Stewart, as joint tenants with right of survivorship.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 13th day of September, 2005.

Notary Public

My Commission Expires: March 21, 2009

CURVINA BOSEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Davidson County DEEDQC
Recvd: 09/16/05 13:48 2 pgs
Fees:12.00 Taxes:0.00
20050916-0111718

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13th day of September, 2005.

Roxane M. Stewart, EXECUTRIX
Roxane M. Stewart, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CURVINA BOSEMAN, the undersigned, a Notary Public in and for said County and State, the within named Roxane M. Stewart, Executrix of the Estate of Muriel H. Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of September, 2005.

Curvina Boseman
Notary Public

My Commission Expires:
March 21, 2009

CURVINA BOSEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009