THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215
Nashville, TN. 37211
(615) 834-4300

Davidson County DEEDQC
Recvd: 11/18/05 12:35 2 pgs
Fees:12.00 Taxes:0.00
20051118-0139597

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Jolynn Hutchison 308 Binkley Drive Nashville, TN. 37211	Same	147-02-0 05900

For and in consideration of $10.00, the receipt of which is hereby acknowledged, Sarah Felts, a married woman, conveys and quitcliams her undivided one-third interest and Sally Womack, a married woman, quitclaims and coveys her undivided one-third interest to Jolynn Hutchison, a married woman, all her successors, and assigns, in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. Four Hundred Two (402) on the Plan of Caldwell Hall, Section II, as of record in Book 2900 at page 96 in the Register's Office for Davidson County, Tennessee. This lot fronts 83.09 feet on the east side of Binkley Drive and runs back 157.1 feet on the north line and 175.5 feet on the south line to a deed line in the rear in which it measures 92.5 feet.

Being the same property conveyed to Joe T. Breeden and wife, Virginia Ann Breeden, as tenants by the entireties by deed from George E. Wilson of record in Deed Book 10898, page 542, Register's Office for Davidson County, Tennessee. Joe T. Breeden died on May 10, 2003. ~~A copy of his death certificate is attached hereto~~. Virginia Ann Breeden died on October 11, 2004. ~~A copy of her death certificate is attached hereto~~. Virginia Ann Breeden died intestate. Her estate was admitted to probate on January 6, 2005, Probate Court for Davidson County, docket no. 05P-27. The estate was fully administered and closed on October 6, 2005. The sole heirs at law of Virginia Ann Breeden are Sarah Felts (daughter), Sally Womack (daughter) and Jolynn Hutchison (daughter). Frank Felts (husband of Sarah Felts) and Wayne Womack (husband of Sally Womack) join in this conveyance for the purpose of conveying their marital interest in said property to Jolynn Hutchison.

This is the same description in the previous deed of record.

This conveyance is subject to any and all indebtedness on said property.

This is improved property known as: 308 Binkley Drive, Nashville, TN. 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this ~~this~~ transfer is -0-.

Jo Lynn Hutchison
Affiant

VELMA DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 10 day of Nov., 2005.

My Commission Expires: Nov 22, 2008

Velma Demonbreun
Notary Public

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

Witness our hands, this the 9th day of Nov, 2005.

Sarah Felts
Sarah Felts

Frank Felts
Frank Felts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sarah Felts and Frank Felts, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of Nov, 2005.

My Commission Expires:
Nov 22, 2008

Velma Lemonbreun
Notary Public

VELMA LEMONBREUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Witness our hands this the 7th day of Nov., 2005.

Sally Womack
Sally Womack

Wayne Womack
Wayne Womack

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
W. Williamson GR

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sally Womack and Wayne Womack, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Nolensville, Tennessee, this the 7th day of November, 2005. Nolensville GR

My Commission Expires:
My Commission Expires MAR. 31, 2007

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

hutchQCD/ibmpts