# QUITCLAIM DEED

| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
|---|---|---|
| Robert Lee Hines | SAME AS NEW OWNER | 71-16-397 |
| 1351 Rosedale Court | | |
| Nashville, TN 37207 | | |

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

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

Dana P. Maar
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2006 .

KIMBERLY D. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kimberly D. Bradley
Notary Public

My commission expires 7/8/09

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Cynthia Y. Scruggs , "Grantor" by these presents, does hereby quitclaim and convey unto Robert Lee Hines ,"Grantee", his successors and assigns, all of her right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 14 on the Plan of Joy Gardens, as of record in Book 3842, Page 68, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Rosedale Avenue at the common dividing line between Lots Nos. 14 and 15 on said Plan; thence westerly along said dividing line 84.80 feet to a point; thence southerly 98.27 feet to a point in the northerly margin of Rosedale Court; thence easterly along the northerly margin of said Rosedale Court 93.50 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the westerly margin of Rosedale Avenue; thence northerly along the westerly margin of said Rosedale Avenue 74.75 feet to the point of beginning.

Being the same property conveyed to Emanuel Hines and wife, Beatrice Ruth Hines by deed from Geroge Romney, Secretary of Housing and Urban Development, dated October 8, 1970, recorded October 16, 1970, Book 4452, Page 735, Register's Office for Davidson County, Tennessee. Emanuel Hines has since died, leaving said property vested in Beatrice Ruth Hines as surviving tenant by the entirety. Beatrice Ruth Hines has since died testate on March 2, 2005. The devisees under the Muniment of Title as recorded in Instrument Number 20060622-0074791 R.O.D.C. are Cynthia Y. Scruggs and Robert Lee Hines.

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

unimproved (___)
This is improved (_X_) property, known as 1351 Rosedale Court, Nashville, TN 37207 .

Davidson County DEEDQC
Recvd: 06/22/06 15:30 2 pgs
Fees:12.00 Taxes:0.00

20060622-0074793

Witness my hand this 17th day of May , 2006 .

Cynthia Y. Scruggs

Grantor-Cynthia Y. Scruggs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Cynthia Y. Scruggs , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of May , 2006 .

Notary Public

My Commission Expires 10/15/06.

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TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY