Davidson County DEEDQC
Recvd: 07/21/06 15:09 5 pgs
Fees:27.00 Taxes:0.00
20060721-0088385

This Instrument Prepared By:
Marshall & Associates, PLLC
Fred T. Bell
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: The Estate of Mary Ann Fuqua

TO: Sherryl A. Fuqua, an unmarried person

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Sherryl A. Fuqua 1812 Stewart Place Nashville, TN 37203-5520	**Same**	**Map 105-11** Parcel 075.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Sherryl A. Fuqua

Sherryl A. Fuqua, Affiant

Subscribed and sworn to under oath before me this 15th day of July, 2006.

Michelle A. Mills

Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Sherryl Fuqua, the **GRANTEE**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Paul J. Fuqua, Jr., Steve J. Fuqua, Sherryl Fuqua, and Stacey Lynn Hartsell, the four Beneficiaries of the Estate of Mary Ann Fuqua, and Paul J. Fuqua, Jr., Steve J. Fuqua, and Sherryl Fuqua, the three Co-Executors of the Estate of Mary Ann Fuqua, hereinafter referred to **GRANTORS**, have bargained and sold, and by these presents do quitclaim, transfer and convey all interest, right and ownership unto **GRANTEE** with full power to convey, to their successor and assigns, certain real property, together with all improvements constructed thereon, an undivided interest in the following parcel of real estate located in Davidson County, Tennessee, described as follows, to wit:

See **Exhibit A**, attached hereto and incorporated herein by reference.

This is improved property known as: 1812 Stewart Place, Nashville, TN 37203-5520.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of June, 2006.

Paul J. Fuqua, Jr.

Steve J. Fuqua

Sherryl Fuqua

Stacey Lynn Hartsell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Paul J. Fuqua, Jr.**, Beneficiary of the Estate of Mary Ann Fuqua, and also one of the three Co-Executors of the Estate of Mary Ann Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 18th day of June, 2006.

Michelle A. Mills
Michelle A Mills, Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF VIRGINIA)

COUNTY OF FAIRFAX)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Steve J. Fuqua**, Beneficiary of the Estate of Mary Ann Fuqua, and also as one of the three Co-Executors of the Estate of Mary Ann Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as a bargainor.

Witness my hand and seal at office in Fairfax, Virginia, this the 29 day of June, 2006.

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Sharon L Basra
, Notary Public

My Commission Expires: Aug 31 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Sherryl Fuqua**, Beneficiary of the Estate of Mary Ann Fuqua, and also as one of the three Co-Executors of the Estate of Mary Ann Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 18th day of July, 2006.

Michelle A. Mills

Michelle A. Mills, Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Stacey Lynn Hartsell**, Beneficiary of the Estate of Mary Ann Fuqua, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and whom upon further oath acknowledged that he, as such executed the foregoing instrument for the purposes therein contained by signing his individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 18th day of July, 2006.

Michelle A. Mills

Michelle A. Mills, Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

EXHIBIT A

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Being Lot Number 9, on the Map of Hamilton Property, of record in Book 974, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot Number 9 fronts 50 feet on the easterly side of Stewart Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Paul J. Fuqua, Sr. and Mary Ann Fuqua, by Quitclaim Deed from Myrtle M. Tomlin, an unmarried person, dated June 27, 1996, and recorded in Book 10102, page 62, in the Register's Office of Davidson County, Tennessee.

Paul J. Fuqua, Sr., having since passed away on October 10, 1999.

Mary Ann Fuqua having since passed away on March 31, 2006. The Estate of Mary Ann Fuqua having been opened in the Probate Court for Davidson County, Tennessee, and identified by case number 06P-798.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by the parties, and without the aid of a title search.