Davidson County DEEDQC
Recvd: 10/24/06 13:03 2 pgs
Fees:12.00 Taxes:0.00
20061024-0131756

This Instrument Prepared By:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Thelma Elaine Stroud et al	Same	Map 61-07
2892 Lyncrest Drive		Par. 260
Nashville, TN 37214		

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is zero (0). No taxes are due on the recordation of this instrument. This quitclaim deed is executed by an executrix to implement a testamentary devise.

Thelma Elaine Stroud
Affiant

SWORN TO AND SUBSCRIBED before me this 11th day of Oct., 2006.

DARA B. WARREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 11/24/2007

Dara B. Warren
Notary Public

Commission Expires: Nov. 24, 2007

This instrument is made and entered into on this the 11th day of October, 2006, by and between Thelma Elaine Stroud, in her capacity as Executrix of the Estate of Thelma A. Howlett, Grantor, and Pamela Cecille Sands, Thelma Elaine Stroud and Cheryl Anise Stem, Grantees.

WITNESSETH:

In order to fulfill a testamentary devise contained in the Last Will and Testament of Thelma A. Howlett, I, Thelma Elaine Stroud, in my capacity as the Executrix of the estate of Thelma A. Howlett, do hereby quitclaim unto Pamela Cecille Sands, Thelma Elaine Stroud and Cheryl Anise Stem, as tenants in common, all of my right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Land in Davidson Coutny, Tennessee, being the westerly 65 feet front and 50 feet rear of lot no. 40 on the plat of I. C. McMahan's subdivision of Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County.

Said part of Lot no. 40 fronts 65 feet on the southerly side of Calvert Avenue and runs back between lines, 296 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Thelma Augusta Baker Boyer Howlett, by deed from Charles Lafayette Boyer, of record in Book 11141, page 815, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1002 Calvert Street, Nashville, Tennessee.

Thelma A. Howlett died on January 11, 2006, leaving a Last Will and Testament dated September 28, 2005. The will specifically leaves the house at 1002 Calvert Street, Nashville, Tennessee to Thelma Elaine Stroud, Pamela Cecille Sands and Cheryl Anise Stem in equal shares. This Quitclaim Deed is executed for the purpose of conveying any interest that the Executrix, Thelma Elaine Stroud, might have in the property to Pamela Cecille A. Sands, Thelma Elaine Stroud and Cheryl Anise Stem who were named in the will as the beneficiaries who would receive the real property. This Will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 06P-326. This conveyance is made without any representations or warranties as to title.

In testimony whereof, the Grantor has affirmed her signature on the day and date first above written.

Thelma Elaine Stroud

Thelma Elaine Stroud, Executrix of the
Estate of Thelma A. Howlett

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Dara B. Warren, a Notary Public, Thelma Elaine Stroud, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of the Estate of Thelma A. Howlett and is authorized to execute this instrument on behalf of the Estate of Thelma A. Howlett.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 11th day of Oct., 2006.

Dara B. Warren

Notary Public

DARA B. WARREN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 11/24/2007

Commission Expires: Nov. 24, 2007