Davidson County DEEDQC
Recvd: 12/28/06 10:47 3 pg:
Fees:17.00 Taxes:0.00
20061228-0160089

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM DOCUMENTS PROVIDED BY PARTY WITHOUT SEARCH BY: Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
James D. Adkins	Same	09109 0
2185 Gambel Hollow Rd.		172.00
Cumberland Furnace, TN 37051		

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **James D. Adkins**, sole heir at law of Cecil V. Adkins, Sr. and wife, Frances Nall Adkins, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto **James D. Adkins**, hereinafter referred to as Grantee, his successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, to wit:

LAND in Davidson County, Tennessee, being the west 50 feet of Lot No. 55 on the Map of T. M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Farm, of record in Book 421, Page 63, Register's Office for said County.

SAID part of said lot fronts 50 feet on the southerly side of Deal Avenue and runs back between parallel lines, 185 feet to a dead line.

BEING the same property conveyed to Cecil V. Adkins and wife, Frances Nall Adkins, by deed from Ida Belle Davidson Webb, as of record in Book 2961, Page 577, said Register's Office and being the same property passing to James D. Adkins by descent and distribution as set forth in an affidavit of heirship attached hereto and filed simultaneously herewith.

The above description is not the same as in the previous deed of record.

This is (an) improved property known as: 5915 Deal Avenue, Nashville, Tennessee 37209.

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

Witness my hand this 28th day of December 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAMES D. ADKINS - Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Adkins**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of December 2006.

NOTARY PUBLIC

My commission expires: July 24, 2010

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the 28 day of December 2006.

Affiant

NOTARY PUBLIC

My commission expires: July 24, 2010

ROBERT B. YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Comes James D. Adkins, and after having been first duly sworn would state as follows:

"I, James D. Adkins, am the only survivor and heir at law of Frances Adkins, one and the same person as Frances Nall Adkins, wife of Cecil Vernon Adkins, Sr. Mrs. Adkins died intestate on May 31, 2006, the widow of Cecil Vernon Adkins, Sr. who died on September 26, 1985. They owned two parcels of land, one in the 11th Civil District of Cheatham County, Tennessee containing 8 acres, more or less, and a second parcel being Lot No. 55 of the Map of T. M. Nall's subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Farm, of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee. My grandfather and grandmother owned these two properties as tenants by the entirety. My father, Cecil Vernon Adkins, Jr. died on March 18, 1968. I was his only child and heir at law and therefore the only person to receive both parcels of property by decent and distribution."

Signed at Nashville, Tennessee on this 28 day of December, 2006.

James D. Adkins

Sworn to and subscribed before me, the undersigned, a Notary Public, by James D. Adkins, to me personally known or being made known to me by clear and convincing evidence and who signed the foregoing affidavit for truth of the facts enumerated on the day and date given.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 2010