Davidson County DEEDQC
Recvd: 04/12/07 09:36 2 pgs
Fees:13.00 Taxes:373.70
20070412-0043699

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JOAN FRANKLIN AND
Mr. & Mars. DEAN WAKEFIELD
909 Clarke St
Old Hickory, TN 37138

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 04415022100
FIELD BOOK 04D-44315

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND N0/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, VERA B. WAKEFIELD AGEE AND HUSBAND ARNOLD AGEE, have by these presents do hereby remise, release and forever quitclaim all our right, title and interest in and to the following described property to **JOAN FRANKLIN**, a one-half undivided interest, her heirs and assigns and **DEAN WAKEFIELD AND WIFE, GLORIA WAKEFIELD**, a one-half undivided interest, as tenants by the entirety, their heirs and assigns, SUBJECT TO A LIFE ESTATE RETAINED by VERA WAKEFIELD AGEE AND HUSBAND ARNOLD AGEE, the following described tract or parcel of land situated in Davidson County, Tennessee, as follows:

> Being Lot No. 199, SECTION "A" VILLAGE OF OLD HICKORY, as shown on plat recorded July 16, 1948 in Book 1424, page 68 Register's Office of Davidson County, Tennessee, fronting 51.1 feet on Clarke Street, containing 0.16 acre, more or less.
>
> BEING the same property conveyed to Sinnet K. Wakefield (a/k/a S. K. Wakefield) and wife, Vera B. Wakefield by deed of record in Book 2011, page 396, in the Register's Office for Davidson County, Tennessee. The said Sinnet K. Wakefield is now deceased leaving Vera B. Wakefield as sole owner. The said Vera B. Wakefield is now married to Arnold Agee and is now known as Vera B. Wakefield Agee. This is improved property known as 909 Clarke Street, Old Hickory, Tennessee 37138.
>
> I, ARNOLD AGEE, husband of the said Vera B. Wakefield Agee, hereby join in this conveyance for the purpose of conveying any right, title and interest I may have in and to the herein described property by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS our hands this the 10th day of April, 2007.

Vera B Wakefield Agee
VERA B. WAKEFIELD AGEE

Arnold Agee
ARNOLD AGEE

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VERA B. WAKEFIELD AGEE AND HUSBAND ARNOLD AGEE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 10th day of April, 2007.

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 7-21-2008

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $101,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Joan W. Franklin
AFFIANT

SUBSCRIBED and sworn to before me, this the 10th day of April, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Exp. 7-21-2008