PICK-UP

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

FROM: The Estate of James R. Cole

TO: Mildred G. Cole,

Davidson County DEEDQC
Recvd: 05/11/07 12:29 6 pgs
Fees:32.00 Taxes:0.00
20070511-0056820

DRAFT

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mildred G. Cole 7006 Bonnafair Drive Hermitage, TN 37076	Same	Map 74-12 Parcel 045.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Mildred G Cole
Mildred G. Cole, Affiant

Subscribed and sworn to under oath before me this 9th day of ~~April~~ May, 2007.

Ellis H. Marshall, III
Notary Public

My Commission Expires: 11-22-10

ELLIS H. MARSHALL III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Mildred G. Cole, Edith Lee Cole Muhler, Randall Neil Cole, James Archie Cole, **GRANTEES**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mildred G. Cole, Edith Lee Cole Muhler, Randall Neil Cole, and James Archie Cole, the Beneficiaries of the Estate of James R. Cole, and Edith Lee Cole Muhler the Executrix of the Estate of James R. Cole, acting on behalf of the Estate of James R. Cole, hereinafter referred to **GRANTORS**, have bargained and sold, and by these presents do quitclaim, transfer and convey all interest, right and ownership unto **GRANTEES** with full power to convey, to their successor and assigns, certain real property, together with all improvements constructed thereon, an undivided interest in the property as tenants in common, 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 also identified as: 7006 Bonnafair Drive, Hermitage, TN 37214.

IN WITNESS WHEREOF, **GRANTORS** have executed this Quit Claim Deed this 9th day of ~~April~~ May 2007.

Mildred G. Cole

Mildred G. Cole, Beneficiary of the
Estate of James R. Cole

Edith Lee Cole Muhler

Edith Lee Cole Muhler, Beneficiary of the Estate of James R. Cole

Randall Neil Cole

Randall Neil Cole, Beneficiary of the Estate of James R. Cole

James Archie Cole

James Archie Cole, Beneficiary of the Estate of James R. Cole

Edith Lee Cole Muhler

Edith Lee Cole Muhler, Executrix of the Estate of James R. Cole

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mildred G. Cole**, Beneficiary of the Estate of Estate of James R. Cole, 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 she, as such executed the foregoing instrument for the purposes therein contained by signing her individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 9th day of ~~April~~ May, ~~2006~~ 2007.

Ellis H. Marshall, III
Ellis H. Marshall, III, Notary Public

My Commission Expires: 11-22-10



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Edith Lee Cole Muhler**, Beneficiary of the Estate of Estate of James R. Cole, and Executrix of the Estate of James R. Cole 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 she, as such executed the foregoing instrument for the purposes therein contained by signing her individual name as a bargainor.

Witness my hand and seal at office in Hermitage, Tennessee, this the 9th day of ~~April~~ May, ~~2004~~ 2007.

Ellis H. Marshall, III
Ellis H. Marshall, III, Notary Public



My Commission Expires: 11-22-10

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Randall Neil Cole**, Beneficiary of the Estate of Estate of James R. Cole, 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 7th day of ~~April, 2006~~ May 2007

Ellis H. Marshall, III

Ellis H. Marshall, III Notary Public

My Commission Expires: 11-22-10

STATE OF VIRGINA)

COUNTY OF King George)

ELLIS H. MARSHALL III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **James Archie Cole**, Beneficiary of the Estate of Estate of James R. Cole, 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 King George, VA, this the 24th day of April, 2006

Patricia L. Garrett

, Notary Public

PATRICIA L. GARRETT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

My Commission Expires: 5-31-07

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 640 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, pages 62 and 63, Register's Office for said County, described as follows:

BEGINNING with a point in the easterly margin of Bonnafair Drive at the common corner of Lot Nos. 639 and 640; thence in an easterly direction 89.95 feet to a point at the common corner of Lot Nos. 639, 640 and 755; thence with the line between Lot Nos. 640 and 755, 111.0 feet in a northerly direction to a point in the southerly margin of Bonnawood Drive; thence along said margin 126.15 feet in a westerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southwesterly direction to a point in the easterly margin of Bonnafair Drive; thence along said margin 90.0 feet in a southerly direction to the point of beginning.

This being the same property Mildred G. Cole did convey to vest the entire fee in this real property to her husband, James R. Cole, via Quit Claim Deed, as recorded in Deed Book 5715, Page 277, in the Registrar's Office of Davidson County, Tennessee.

James R. Cole having passed away on May 2, 2006, and leaving four heirs as being Mildred G. Cole, Edith Lee Cole Muhler, Randall Neil Cole and James Archie Cole. James R. Cole's estate was formally probated in the Eighth Circuit Court for Davidson County, Tennessee, and was assigned case number 06P-854.

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.