Davidson County DEEDQC
Recvd: 05/30/07 14:26 3 pgs
Fees:17.00 Taxes:0.00
20070530-0064204

STATE OF MISSISSIPPI
COUNTY OF Hinds

The actual consideration for this transfer is $ 0.00.

Willie Louise Jones
Affiant

Subscribed and sworn to before me this 8th day of May, 2007.

Betty Jo Duff
Notary Public

My Commission expires: March 8, 2010

BETTY JO DUFF, HINDS COUNTY, MS NOTARY PUBLIC My Commission Expires March 8, 2010

This instrument was prepared by:

Beam & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Linda Cathleen Windham
3441 Towne Road
Antioch, TN 37013

Send Tax Bills to:

Linda Cathleen Windham
3441 Towne Road
Antioch, TN 37013

Map-Parcel Numbers

15011010500

QUIT CLAIM DEED

WHEREAS, John P. Windham and wife, Cathleen H. Windham (one in the same as Linda Cathleen Windham), are the current owners of record of the property described below (the "Property"); and

WHEREAS, John P. Windham and Linda Cathleen Windham were divorced pursuant to a Final Decree of Divorce and a Marital Dissolution Agreement both dated April 6, 1999, and filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 99D-34 (the "Agreement"); and

WHEREAS, pursuant to the Agreement, John P. Windham agreed to relinquish his undivided interest in the Property to Linda Cathleen Windham; and

WHEREAS, John P. Windham failed to execute the appropriate documents to relinquish his undivided interest in the Property to Linda Cathleen Windham; and

WHEREAS, John P. Windham died on March 22, 2006, and his undivided interest in the Property passed to his sister, ~~Marion~~ Willie Louise Jones, by operation of law; and

WHEREAS, ~~Marion~~ Willie Louise Jones, as the heir-at-law of John P. Windham, and has signed an affidavit attesting to her being the sole surviving heir-at-law, said affidavit being attached as Exhibit "A" to this quitclaim deed; and

WHEREAS, the undersigned, ~~Marion~~ Willie Louise Jones desires to assign and quitclaim her undivided his interest in the Property to Linda Cathleen Windham in fulfillment of the obligations of John P. Windham;.

KNOW ALL MEN BY THESE PRESENTS that ~~Marion~~ Willie Louise Jones, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Linda Cathleen Windham, her heirs, successors and assigns, her entire right title and undivided one-half (½) interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 220 on the Plan of Towne Village of the Country, Section 3, as of record in Book 5200, Page 269, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 220, being a corner lot, fronts 87 feet on the northerly margin of New Towne Road and 65 feet on the easterly margin of South Towne Court said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 90 feet and intersects the northerly line which measures 112 feet thereon.

BEING the same land conveyed to John P. Windham (deceased) and wife, Linda Cathleen Windham (one in the same as Linda Cathleen Windham), from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., by Deed dated March 30, 1992, of record in Deed Book 8595, Page 28, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 3441 Towne Road, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of May, 2007.

Willie Louise Jones

~~MARION~~ Willie LOUISE JONES

STATE OF MISSISSIPPI)
)
COUNTY OF Hinds)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Marion~~ Willie Louise Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Terry, Mississippi, this 8th day of May, 2007.

BETTY JO DUFF, HINDS COUNTY, MS NOTARY PUBLIC My Commission Expires March 8, 2008

Betty Jo Duff
Notary Public

My Commission expires: March 8, 2008

I personally looked at drivers license w/ Photo and it says WILLIE L. JONES.

Betty Jo Duff

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Terry, Mississippi, being first duly sworn, depose and say:

(1) I am an adult and resident of Terry, Mississippi.

(2) My brother, John P. Windham, died on March 22, 2006.

(3) At the time of his death my brother was the legal title holder of a one-half undivided interest in the real property located in the attached quitclaim deed.

(4) The undersigned, being the sole surviving heir-at-law of the deceased, received the one-half (½) undivided interest in said property by operation of law, subject to the terms and conditions set forth in the Final Decree of Divorce and Marital Dissolution Agreement, both dated April 6, 1999, and filed in the Fourth Circuit Court of Davidson County, Tennessee as Docket No. 99D-34.

(5) The actual consideration paid for this transfer is $0.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

05/08/2007
Date

Willie Louise Jones
~~Marion~~ Willie Louise Jones

STATE OF MISSISSIPPI)
)
COUNTY OF Hinds)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Marion~~ Willie Louise Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Terry, Mississippi, this 8th day of May, 2007.

Notary Public

My Commission expires:

BETTY JO DUFF, HINDS COUNTY, MS NOTARY PUBLIC