Box 21-B

Prepared by:
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Davidson County DEEDQC
Recvd: 06/26/07 15:57 3 pgs
Fees:17.00 Taxes:0.00
20070626-0076428

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO.
Wilma L. Hearn **155 Valley Forge** **Nashville, TN 37205**	**Wilma L. Hearn** **155 Valley Forge** **Nashville, TN 37205**	**116 08 0G 155.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JAMES W. HEARN (hereinafter "Grantor"), by these presents, does hereby quitclaim and convey in fee simple unto his wife, WILMA L. HEARN (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, a certain building site being Lot No. 155 as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, Register's Office for said County, to which specific reference is here made and together with an appurtenant, nonexclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow, said Lot described as follows: Beginning at a point in the south margin of Valley Forge, said point being the common front corner of Lots Nos. 155 and 156; thence with the margin of Valley Forge westwardly 37.55 feet to a point; thence continuing with the margin of Valley Forge north 23 degrees 41 minutes 17 seconds east 8.00 feet to a point; thence continuing with the margin of Valley Forge westwardly 33.00 feet to a point; said point being the common front corner of Lots. Nos. 154 and 155; thence with the east line of Lot No. 154 south 17 degrees 53 minutes 47 seconds west 97.86 feet to a point, said point being the common rear corner of Lots Nos. 154 and 155; thence with the north margin of an access and public utility easement eastwardly 50.24 feet to a

point, said point being the common rear corner of Lots Nos. 155 and 156; thence with the west line of Lot No. 156 north 30 degrees 26 minutes 27 seconds east 88.29 feet to a point of beginning.

Being the same property conveyed to Grantor herein by Warranty Deed dated August 1, 1979, from Estes-Taylor Company, a Tennessee Corporation, of record in Book 5476, page 264 in the Offices of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 155 Valley Forge, Nashville, Davidson County, Tennessee 37205.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor who was unmarried at the time of conveyance. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 23 day of March, 2007.

James W. Hearn

JAMES W. HEARN, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Tommy C. Estes, a Notary Public of this County, JAMES W. HEARN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 23rd day of March, 2007.

TOMMY C ESTES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Tommy C. Estes

Notary Public
My Commission Expires: 06-28-08

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Wilma L. Hearn
WILMA L. HEARN, Grantee

Sworn and subscribed to before me this 23rd **day of** March **200**7.

Tommy C. Estes
Notary Public
My Commission Expires: 06-28-08

TOMMY C ESTES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN