Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20071219-0145805

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joyce Lynn Bridges 1409 Oakland Acres Drive Madison, TN 37115	Same as New Owner	Map 61-11 Parcel 120

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between GAY HURST, THOMAS ELLIS and JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, heirs of EVELYN SMILEY ELLIS, deceased, hereinafter referred to as the "GRANTORS", and JOYCE LYNN BRIDGES, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, Robert E. Ellis a/k/a Robert Elro Ellis and wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, individually or as tenants by the entirety, owned various real properties, including the real property hereinbelow described; and,

WHEREAS, Robert E. Ellis a/k/a Robert Elro Ellis died on December 13, 2004, at the age of 87 years, survived by his wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis; and,

WHEREAS, the Estate of Robert Elro Ellis was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, in the case of *In Re: Robert Elro Ellis, deceased*, Docket No. 05P-195, which estate has now been closed; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis was the sole and only beneficiary of the Estate of Robert Elro Ellis, deceased; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis became owner of all of the properties vested in Robert E. Ellis a/k/a Robert Elro Ellis and wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, as surviving tenant by the entirety; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis died intestate on September 5, 2007, at the age of 85 years and her estate, which is solvent, is being administered upon in the Seventh Circuit Court for Davidson County, Tennessee, in the case of *In Re: Evelyn Smiley Ellis, deceased*, Docket No. 07P-1696; and,

WHEREAS, all of the properties owned by Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, are not a part of the said Estate, for administration purposes, but became vested in the heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, at the moment of her death, said heirs being Gay Hurst, Joyce Lynn Bridges a/k/a Joyce Lynn Garton and Thomas Ellis, being the only children born to or adopted by Robert E. Ellis a/k/a Robert Elro Ellis and/or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, during their respective lifetimes and the only heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis; and,

WHEREAS, all of the debts, taxes and costs of administration in the Estates of Robert E. Ellis a/k/a Robert Elro Ellis and/or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis have been fully paid and satisfied; and,

WHEREAS, neither Robert E. Ellis a/k/a Robert Elro Ellis or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis were recipients of TennCare benefits during their respective lifetimes; and,

WHEREAS, the GRANTORS, being the only heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, desire to equitably divide their real properties; and,

WHEREAS, the conveyance of the property described below is a part of the equitable division of those properties.

NOW, THEREFORE, FOR AND IN CONSIDERATION in the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GAY HURST, THOMAS ELLIS and JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, the GRANTORS, have this day bargained, sold and quitclaimed unto, JOYCE LYNN BRIDGES, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> BEING the easterly triangular part of Lot No. 26 on the Map of Resubdivision of Lots Nos. 11 to 17, both inclusive in I. C. McMahon's Maplewood Tract, as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.
>
> SAID part of said lot fronts 67 feet 6 inches on the southerly side of Matthew Avenue and runs back 332.3 feet on the westerly line and 348.2 feet on the easterly line, to a point in the rear.
>
> BEING the same property conveyed to Evelyn Smiley Ellis, a widow, by Executrix's Quitclaim Deed of record in Instrument No. 20061019-0129999, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> This is improved property known as 1018 Matthews Street a/k/a 1018 Matthews Avenue, Nashville, TN 37216.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

GAY HURST

THOMAS ELLIS

JOYCE LYNN BRIDGES
a/k/a JOYCE LYNN GARTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAY HURST, THOMAS ELLIS and JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, 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 this the 19th day of December, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

Sworn to and subscribed before me this the 19th day of December, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE