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Davidson County DEEDQC
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20080313-0025297

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 18 day of Feb, 2008, by and between

JAMES P. HINES, JR., individually and as surviving spouse of DIANNE L. HINES,

Hereinafter referred to as Grantor, and

JAMES P. HINES, JR., an unmarried man,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 6444, at page 258, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

James P. Hines, Jr.
JAMES P. HINES, JR.

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JAMES P. HINES, JR., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 18th day of Feb., 2008.

PATRICIA JAY GOULD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Patricia Jay Gould
Notary Public
Commission expires: 7-24-2010

STATE OF _____ }
COUNTY OF _____ }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1,00.

Bonnie Thompson
Affiant

Subscribed and sworn to before me this 5 day of March, 2008.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Stephen Fornataro, Notary Public
Crafton Boro, Allegheny County
My Commission Expires Oct. 25, 2010
Member, Pennsylvania Association of Notaries

Notary Public
Commission Expires 10/25/2010

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
JAMES P. HINES, JR.	JAMES P. HINES, JR.	5717 St. Charles Court Hermitage, TN 37076
5717 St. Charles Court	5717 St. Charles Court	MAP PARCEL NO.:
Hermitage, TN 37076	Hermitage, TN 37076	98-01-118.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF ST. CHARLES PLACE OF RECORD IN BOOK 5200, PAGE 692, REGISTER\'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 8 FRONTS 72.49 FEET ON THE SOUTHERLY MARGIN OF ST. CHARLES COURT AND EXTENDS BACK 190.78 FEET ON THE EASTERLY LINE AND 164.46 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 122.72 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO C. E. HOOPER, TRUSTEE WITH FULL POWER TO SELL, TRANSFER, CONVEY, MORTGAGE OR ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY BY DEED FROM ALVIN EARHEART AND WIFE, JOHNNIE DIES EARHEART, OF RECORD IN BOOK 6142, PAGE 896, REGISTER\'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM C.E. HOOPER AS TRUSTEE TO JAMES P. HINES, JR. AND DIANNE L. HINES, HUSBAND AND WIFE, BY DEED RECORDED 12/10/84, IN BOOK 6444, PAGE 258, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 080521 ©



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