Davidson County DEEDQC
Recvd: 03/17/08 15:36 3 pgs
Fees:17.00 Taxes:0.00
20080317-0026916

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

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Tommy O. Hamilton, et al 235 Martingale Drive Old Hickory, TN 37138	Same as New Owner	Map 26-05 Parcel 75.00

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between TOMMY O. HAMILTON, Executor of the Estate of Ruby E. Hamilton, deceased, hereinafter referred to as the "GRANTOR", and TOMMY O. HAMILTON, individually, and RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN, individually, hereinafter referred to as the "GRANTEES";

WHEREAS, on January 2, 1954, by deed of record in Book 2297, page 43, Register's Office for Davidson County, Tennessee, W. D. Walker and wife, Amy C. Walker, conveyed to Elvin E. Hamilton a/k/a E. E. Hamilton and wife, Ruby E. Hamilton, certain real property in Davidson County, Tennessee, located at 302 Hollywood Street, Goodlettsville, TN 37072 and more specifically and particularly described below; and,

WHEREAS, Elvin E. Hamilton died on April 6, 1978, at which time the said real property became vested in his widow, Ruby E. Hamilton, as surviving tenant by the entirety; and,

WHEREAS, Ruby E. Hamilton a/k/a Ruby Smith Hamilton died testate on July 27, 2006, at the age of 91 years, survived by Tommy O. Hamilton and Ruby E. Coleman a/k/a Evelyn Hamilton Coleman, being the only children born to or adopted by Ruby E. Hamilton during her lifetime, her only heirs at law and the only beneficiaries under her Last Will and Testament dated March 30, 1981, and filed for Probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 07P1606; and,

WHEREAS, the Estate of Ruby E. Hamilton is a non-taxable estate; and,

WHEREAS, on March 7, 2008, in a hearing before the Honorable Randy Kennedy, Judge of the Seventh Circuit Court for Davidson County, Tennessee, Judge Kennedy ruled that there are no valid, enforceable claims against the Estate of Ruby E. Hamilton, deceased; and,

WHEREAS, as a result of that hearing, no liens attached to the real property, hereinbelow described.

NOW, THEREFORE, FOR AND IN CONSIDERATION of 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, TOMMY O. HAMILTON, Executor of the Estate of Ruby E. Hamilton, deceased, the GRANTOR, has this day bargained, sold and quitclaimed unto TOMMY O. HAMILTON, individually, and RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN, individually, as tenants in common, each owning a one-half (½) undivided interest in the said property, the GRANTEES, their respective heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 14 and 15 of Block "C" on the Plan of the Third Addition to Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, page 74, Register's Office for said County.
>
> Said Lot Nos. 14 and 15 front together 100 feet on the Northerly side of Hollywood Street and run back between parallel lines, with the Easterly margin of Hudson Street, 200 feet to a dead line.
>
> BEING the same property conveyed to Elvin E. Hamilton and wife, Ruby E. Hamilton, by deed from W. D. Walker and wife, Amy C. Walker, of record in Book 2297, page 43, Register's Office for Davidson County, Tennessee.
>
> Reference is made to the above recitations concerning the derivation of the said property.
>
> The mailing address for the said property is 302 Hollywood Street, Goodlettsville, TN 37072.
>
> The property description, as contained herein, is the same as that contained in the previous deed of record.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this the 12th day of March, 2008.

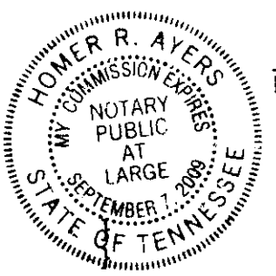
ESTATE OF RUBY E. HAMILTON

BY: Tommy O. Hamilton Ex.
TOMMY O. HAMILTON, Executor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY O. HAMILTON, 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 and official seal this the 12th day of March, 2008.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Tommy O. Hamilton
AFFIANT

Sworn to and subscribed before me this the 12th day of March, 2008.

NOTARY PUBLIC

