Davidson County DEEDQC
Recvd: 04/25/08 09:10 2 pgs
Fees:12.00 Taxes:0.00

20080425-0042188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D))

Stephen Duke Duczer, individually

Subscribed and sworn to before me on this 10 day of April 2008

NOTARY PUBLIC
My commission expires: My Commission Expires September 19, 2009

LAURA TEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 205
Madison, TN 37115

Address New Owner:	Send Tax Bills To:	Parcel Identification:
Stephen Duke Duczer 520 Fairfax Avenue Nashville, TN 37212-4011	Same	104 11 0 060.00

QUITCLAIM DEED

Dorothy Evelyn Draughon Cozart f/k/a Dorothy E. Draughon died on July 16, 2007 leaving a Will dated April 15, 2005 and a Codicil dated September 7, 2005. The Will was admitted to probate on October 23, 2007 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1472. The Court appointed Stephen Duke Duczer, the sole residuary beneficiary of the estate, as Administrator c.t.a. The Administrator c.t.a. is duly qualified. The Administrator c.t.a., by signing this Deed, releases any right the Administrator c.t.a. has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Last Will and Testament and Codicil of Dorothy Evelyn Draughon Cozart f/k/a Dorothy E. Draughon, Stephen Duke Duczer, Administrator c.t.a., quitclaims to Stephen Duke Duczer, individually and as sole beneficiary and devisee, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Being lot No. 21 of Block No. 4, on the plan of Fairfax Place, Nashville, Tennessee, property of E. L. Hampton as of record in book No. 547, pages 137 and 138, Register's Office for said County.

Said lot No. 21 fronts 73 feet on the northerly side of Fairfax Avenue, and runs back between parallel lines 157.25 feet, more or less, to a dead line.

Being the same property conveyed to Dorothy E. Draughon by warranty deed from Mrs. Robert Denham of record in book 4408, page 463, Register's Office for said County. The said Dorothy E. Draughon and Dorothy Evelyn Draughon Cozart being one and the same person.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 10 day of April 2008.

Estate of Dorothy Evelyn Draughon Cozart
f/k/a Dorothy E. Draughon

By: _____
Administrator c.t.a. (*cum testamento annexo*)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Stephen Duke Duczer**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson, Tennessee, this 10 day of April, 2008.

_____
NOTARY PUBLIC

LAURA TEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 12, 2009

My commission expires: _____

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