Davidson County DEEDQC
Recvd: 06/19/08 10:20 2 pgs
Fees:12.00 Taxes:0.00

20080619-0063142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Tammy A. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF ~~MAY~~ June 2008.

Notary Public

MY COMMISSION EXPIRES: JANUARY 23, 2010

(AFFIX SEAL)

JAD A. DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LYNDRELL H. HUTCHISON	**WACHOVIA MORTGAGE CO.**	**MAP 129-15-A**
(NAME) **21 VAUGHNS GAP ROAD, #F89**	(NAME) **P.O. BOX 96001**	**PARCEL 89 CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **CHARLOTTE, N.C. 28296-0001**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LYNDRELL H. HUTCHISON**, BEING THE SOLE HEIR AT LAW OF **FRANCIS NEIL HUTCHISON, UNMARRIED-DECEASED,** BY THESE PRESENTS DO HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **JAD A. DUNCAN,** HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 89 on the Plan of Belle Meade Highlands Condominium, of record in Exhibit A-2 on Master Deed of record in Book 7091, Page 302, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property inherited by Lyndrell H. Hutchison, unmarried, as recorded in Affidavit of Heirship, instrument number: 20080619-0063141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants and Master Deed of record in Book 7091, Page 302, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

AND NOW I, **JAD A. DUNCAN, TRUSTEE**, FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE DO HEREBY REMISE, RELEASE, AND QUITCLAIM ALL OF MY RIGHT TITLE AND INTEREST IN THE SAME PROPERTY HEREIN ABOVE DESCRIBED UNTO **LYNDRELL H. HUTCHISON, UNMARRIED,** HER HEIRS AND ASSIGNS ABSOLUTELY AND IN FEE SIMPLE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property, known as **21 Vaughns Gap Road, #F 89, Nashville, TN 37205**
(House Number) (Street) (P.O. Address) (City of Town) (Postal Zip)

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 our hands this 11th day of ~~May~~ June 2008.

LYNDRELL H. HUTCHISON

JAD A. DUNCAN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LYNDRELL H. HUTCHISON,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of ~~May~~ June 2008.

My Commission Expires: 8-23-2011

Notary Public

JIMMY A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JAD A. DUNCAN, TRUSTEE** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of ~~May~~ June 2008.

My Commission Expires: 8-23-2011

Notary Public

JIMMY A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN