Davidson County DEEDQC
Recvd: 09/11/08 09:50 4 pg
Fees:22.00 Taxes:0.00
20080911-0092937

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF SEPT, 2008

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
JANICE BRADSHAW **120 Port Drive** **Madison, TN 37115**	**S A M E**	**42-13-62** **11D 10085**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **We, JANICE BROWN BRADSHAW, WINTON EDWIN BROWN, CANDICE PERRY MURPHY and DUSTIN MATTHEW PERRY, being all of the heirs at law of VICKIE PERRY, deceased, as to their 50% undivided interest in the subject property**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **JANICE BROWN BRADSHAW, being one and the same as JANICE BRADSHAW**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW-TO-WIT:

LAND in Davidson County, Tennessee, in the 11th Civil District, being Lot No. 59 on the Plan of Sherry Heights, Section III, as of record in Book 2331, pages 126 and 127, Register's Office for said County, and described as follows:

BEGINNING on the southerly margin of Tuckahoe Drive at the corner of Lot Nos. 58 and 59; thence with lines between said two lots, southerly 287.2 feet to the corner of Lots 58, 59 and 93; thence with the line between Lot Nos. 59 and 93, easterly 175 feet to the westerly margin of Port Drive; thence with the same northerly 238 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northwesterly 37.2 feet to the southerly margin of Tuckahoe Drive; thence with the same westerly 107.8 feet to the point of beginning.

BEING the same property conveyed to Vickie Perry and Janice Bradshaw, both unmarried persons, Mother and Daughter, by deed from National Credit Union Administration Conservator for Auto Glass Employees Credit Union, of record in Book 8781, page 241, Register's Office for Davidson County, Tennessee. The said Vickie Perry having since died.

Vickie Perry had three children, namely Janice Brown Bradshaw, Winton Edwin Brown and Dwight Duane Perry. Dwight Duane Perry predeceased his mother, leaving two children, namely Candice Perry Murphy and Dustin Matthew Perry so that the 50% undivided interest of Vickie Perry, deceased, is owned as follows: 16.67% to Janice Brown Bradshaw; 16.67% to Winton Edward Brown and 8.33% to Candice Perry Murphy and 8.33% to Dustin Matthew Perry.

It is the purpose of this instrument to convey the interest of Vickie Perry, deceased, to Janice Brown Bradshaw who will now own the entire fee interest of 100%.

Unimproved ( )
This is improved (X) property known as **120 Port Drive, Madison, Tennessee 37115**

WITNESS our hands this 1st **day of** Nov, **2007.**

Janice Brown Bradshaw
JANICE BROWN BRADSHAW

Winton Edwin Brown
WINTON EDWIN BROWN

Candice Perry Murphy
CANDICE PERRY MURPHY

Jason Edwin Brown
Jason Brown

DUSTIN MATTHEW PERRY

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 JANICE BROWN BRADSHAW, 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 Nashville, Tennessee, this the 1st **day of** Nov, **2007.**

WILLIAM THOMASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires JULY 24, 2010

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 WINTON EDWIN BROWN, the bargainor, 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 at Nashville, Tennessee, this the 10 day of Sept, 2007.

WALTER THOMPSON NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2010

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 CANDICE PERRY MURPHY, 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 Nashville, Tennessee, this the 15 day of Nov, 2007.

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2010

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 DUSTIN MATTHEW PERRY, the bargainor, 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 at Nashville, Tennessee, this the 1ST day of NOV, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 24, 2010