Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20081027-0107133

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

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joyce Lynn Bridges 1409 Oakland Acres Drive Madison, TN 37115	Same as New Owner	Map 72-04 Parcel 216

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between GAY HURST, THOMAS ELLIS and JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, heirs of EVELYN SMILEY ELLIS, deceased, hereinafter referred to as the "GRANTORS", and JOYCE LYNN BRIDGES, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, Robert E. Ellis a/k/a Robert Elro Ellis and wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, individually or as tenants by the entirety, owned various real properties, including the real property hereinbelow described; and,

WHEREAS, Robert E. Ellis a/k/a Robert Elro Ellis died on December 13, 2004, at the age of 87 years, survived by his wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis; and,

WHEREAS, the Estate of Robert Elro Ellis was filed for probate in the Seventh Circuit Court for Davidson County, Tennessee, in the case of *In Re: Robert Elro Ellis, deceased*, Docket No. 05P-195, which estate has now been closed; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis was the sole and only beneficiary of the Estate of Robert Elro Ellis, deceased; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis became owner of all of the properties vested in Robert E. Ellis a/k/a Robert Elro Ellis and wife, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, as surviving tenant by the entirety; and,

WHEREAS, Evelyn R. Ellis a/k/a Evelyn Smiley Ellis died intestate on September 5, 2007, at the age of 85 years and her estate, which is solvent, is being administered upon in the Seventh Circuit Court for Davidson County, Tennessee, in the case of *In Re: Evelyn Smiley Ellis, deceased*, Docket No. 07P-1696; and,

WHEREAS, all of the properties owned by Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, are not a part of the said Estate, for administration purposes, but became vested in the heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, at the moment of her death, said heirs being Gay Hurst, Joyce Lynn Bridges a/k/a Joyce Lynn Garton and Thomas Ellis, being the only children born to or adopted by Robert E. Ellis a/k/a Robert Elro Ellis and/or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, during their respective lifetimes and the only heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis; and,

WHEREAS, all of the debts, taxes and costs of administration in the Estates of Robert E. Ellis a/k/a Robert Elro Ellis and/or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis have been fully paid and satisfied; and,

WHEREAS, neither Robert E. Ellis a/k/a Robert Elro Ellis or Evelyn R. Ellis a/k/a Evelyn Smiley Ellis were recipients of TennCare benefits during their respective lifetimes; and,

WHEREAS, the GRANTORS, being the only heirs at law of Evelyn R. Ellis a/k/a Evelyn Smiley Ellis, desire to equitably divide their real properties; and,

WHEREAS, the conveyance of the property described below is a part of the equitable division of those properties.

NOW, THEREFORE, FOR AND IN CONSIDERATION in 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, GAY HURST, THOMAS ELLIS and JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, the GRANTORS, have this day bargained, sold and quitclaimed unto, JOYCE LYNN BRIDGES, the GRANTEE, her heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> BEING the northwesterly 37.9 feet of Lot No. 3 and the southeasterly 32.1 feet of Lot No. 4 on Block "F" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.
>
> SAID parts of said Lots Nos. 3 and 4 adjoin and front together 70 feet on the westerly side of Ardee Avenue, formerly Mildred Avenue, and run back between lines 150 feet, more or less, on the southerly and 150.5 feet, more or less, on the northerly line to a dead line in the rear on which they measure 70 feet.
>
> BEING the same property conveyed to Robert Ellis and wife, Evelyn Ellis, by Agreed Order of record in Instrument No. 20030310-0030939, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1450 Ardee Avenue, Nashville, TN 37216.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

Gay Hurst
GAY HURST

Thomas Ellis
THOMAS ELLIS

Joyce Lynn Bridges
JOYCE LYNN BRIDGES
a/k/a JOYCE LYNN GARTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE LYNN BRIDGES a/k/a JOYCE LYNN GARTON, 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 this the 12 day of Sept., 2008.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TN }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAY HURST, 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 this the 12 day of Sept., 2008.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS ELLIS, 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 12 day of Sept., 2008.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

AFFIANT

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

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009