This Instrument Prepared By:
Nick Shelton, Esq.
1114 West Main Street
Franklin, TN 37064
615-794-7500
nshelton@nicksheltonlaw.com

Davidson County DEEDQC
Recvd: 03/02/09 09:06 3 pgs
Fees:17.00 Taxes:0.00
20090302-0017708

Name and Address of New Owners:
1) Bonnie Hayes;
2) Janet Hayes;
3) Brian Hayes (1401 Woodmere Court, Nashville, TN 37221);
4) Melissa Hayes

Responsible for Payment of Real Property Taxes:
Brian Hayes, 1401 Woodmere Court, Nashville, TN 37221

Map & Parcel ID Number: [redacted] DC 161-26

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 2-4-09 date, by and between Brian Hayes as executor[1] and individually, Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes, GRANTORS, by the power conferred by the will and the Court and every other power, for $ 0.00 paid, convey and quitclaim to Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes, GRANTEES, the Davidson County, Tennessee real property described in Exhibit A attached hereto and incorporated herein by reference. Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes all of all of Grantors' right, title and interest in and to the above described real estate having an address of 5423 Edmondson Pike, Nashville, TN 37211.

Being the same property conveyed to Sam Hayes and wife, Sarah E. Hayes by deed dated August 29, 1962 from George and Pauline Gray and recorded in book 3431, page 308 Reg. Deeds of Davidson County, Tennessee. The above-described property is improved property.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

[1] *Probate of the estate of Sarah Eleanor Hayes, Davidson Co. Seventh Circuit Probate Court, Docket Number 07P1279.*

GRANTORS:

Brian Hayes as executor

Bonnie Hayes

Janet Hayes

Brian Hayes, individually as estate heir

Melissa Hayes

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Before me, _____, of the State and County aforesaid, personally appeared Brian Hayes as executor and individually, Bonnie Hayes, Janet Hayes, Brian Hayes and Melissa Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that the as such grantors herein, executed the foregoing instrument for the purpose therein contained, by signing their names to the foregoing instrument.

WITNESS my hand and seal, this 4th day of Feb, 2009.

Notary Public

My Commission Expires: 5/14/2011

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0 and/or this transaction is exempt from paying transfer taxes.

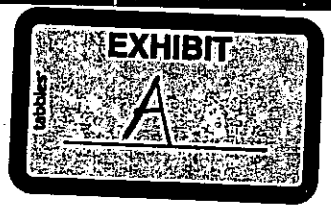
Affiant/Grantee

Subscribed and sworn to before me this 4 day of Feb, 2009.

Notary Public:

My Commission Expires: 5/14/2011

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY



certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the lands of John Fitzhugh, deceased, as of record in Minute Book "J", page 353, of the County Court for said County, described according to a survey made by George W.Watkins, Surveyor, May 20, 1960, as follows:

BEGINNING at a point in the center of the Owen and Winstead Pike at the southeast corner of that part of Lot No. 3 on the Plan of the lands of J.K.P. Hill, deceased, as of record in Will Book, 32, page 417, County Court for said County, conveyed to Japtha H.Hooper and wife, by deed from Robert H.Williams, Jr. of record in Book 2199,page 609, Register's Office for said County; thence with said Hooper's southern boundary line, North 87° 30' West 707.85 feet to an iron pin; thence South 1° West 200 feet; thence south 87°30' East 707.85 feet to the center of said Pike; thence with the same North 1° East 200 feet to the beginning.

Being the same property conveyed to George Gray and wife, Pauline Gray by deed from John W.McConnell and wife, dated May 26,1960, filed June 2,1960 and recorded in Book 3073,page 583, said Register's Office.

[redacted] taxes to be pro-rated and assumed by purchasers.

Being the same property conveyed to Sam Hayes and wife, Sarah E. Hayes[1] by installment deed from George Gray and wife, Pauline Gray the said deed dated 29 August 1962 and recorded in book 3431, page 308, on 30 Aug 2009, Reg. Deeds David. Co., TN.

[1] The said installment deed and debt thereof having since been paid in full. Sam Hayes died first leaving the property to be owned by Sarah E. Hayes by fee simple absolute. Sarah E. Hayes died on July 11, 2007 having survived Sam Hayes who died on May 27, 1982. The estate of Sarah E. Hayes is in Davidson County probate, docket # 07P1279.