**Return To:**
**MH&S Law Firm**
**1804 Williamson Ct. Ste 201**
**Brentwood, TN 37027**
**615-377-3319**

**Instrument Prepared By:**
**J. Carlton Drumwright**
**McCann, Hubbard & Solomon**
**1804 Williamson Court**
**Suite 201**
**Brentwood, TN 37027**

Davidson County DEEDQC
Recvd: 03/02/09 11:09 2 pgs
Fees:17.00 Taxes:0.00
20090302-0017990

**Address New Owners as Follows:**
Dianne K. Hamilton
8326 Carriage Hills Drive
Brentwood, Tennessee 37027

**Send Tax Bills To:**
New Owner

**Map-Parcel:**
Map 43-7
Parcel 29

## STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of removing Mark S. Hamilton from title, **Mark S. Hamilton and wife, Dianne K. Hamilton,** Grantor, does hereby quitclaim and convey their interest unto **J. Carlton Drumwright, Trustee**, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

> Being Lot No. 136 of Tract 13 in the Anderson Estates, not of record, but being more particularly described as follows: Beginning at a point in the westerly margin of McArthur Drive, said point being the northeast corner of the herein described tract and said point being 266.2 feet south of a concrete monument which lies in the westerly margin of McArthur Drive the southwesterly corner of the intersection of McArthur Drive and Anderson Lane; thence 50 feet south along the west margin of and thus fronting 50 feet on McArthur Drive and said lot extending 150 feet west between parallel lines and ending at a dead line at the rear of said lot, measuring 50 feet, all according to survey by John Kohl, dated July 31, 1974.
>
> Being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton, by Special Warranty Deed from Federal National Mortgage Association, dated June 6, 2001, of record in Instrument No. 20010619-0065043, Register's Office for Davidson County, Tennessee. Dianne K. Hamilton being one and the same person as Dianne Hamilton and Mark S. Hamilton being one and the same person as Mark Hamilton.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 18th day of February, 2009.

**Mark S. Hamilton**

**Dianne K. Hamilton**

And now, I, the said **J. Carlton Drumwright, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Dianne K. Hamilton,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 18th day of February, 2009.

**J. Carlton Drumwright, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark S. Hamilton and Dianne K. Hamilton**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY