BILL GARRETT, Davidson County
Trans:T20090035666 DEEDQC
Recvd: 06/01/09 08:47 3 pgs
Fees:17.00 Taxes:0.00

20090601-0049743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-

Branday M Mushamba
Affiant

Subscribed and sworn to before me this 22 day of January, 2009.

Regina M. Keith
Notary Public

My Commission expires: 9-19-09

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**This instrument was prepared by:**

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

**Address New Owner as Follows:**

Angelica Bush
707 Myrtle Street
Nashville, TN 37206

**Send Tax Bills to:**

Countrywide Home Loans, Inc.
801 Crescent Center Dr., #510
Calabasas, CA 91302-1613

**Map Parcel Numbers:**

82-08/202

## QUIT CLAIM DEED

WHEREAS, Lee J. Bush, Sr. is the current owner of record of the property described below (the "Property");

WHEREAS, Lee J. Bush, Sr. died intestate on May 17, 2008 and the Property passed to his children, Angelica Bush, Terri Felica Bush, Branday Monic Mushamba, and Lee Jeffrey Bush, Jr., by operation of law;

WHEREAS, Branday Monic Mushamba, as a child and surviving heir of Lee J. Bush, Sr., and has signed an affidavit attesting to her being a child and surviving heir, said affidavit being attached as Exhibit "A" to this quitclaim deed; and

WHEREAS, the undersigned, Branday Monic Mushamba desires to assign and quitclaim her interest in the Property to Angelica Bush.

KNOW ALL MEN BY THESE PRESENTS that Branday Monic Mushamba, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Angelica Bush, her heirs, successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 4 on the Plan of McNish's of the J. W. McFerrin 6 ½ acre tract in East Nashville, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50 feet on the Easterly side of Myrtle Street and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Lee J. Bush, Sr. (deceased) from Madlene Y. Syes, by Warranty Deed dated October 30, 2006, of record as Instrument Number 20061106-0137825 in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 707 Myrtle Street, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 22 day of January 2009.

Branday Monic Mushamba

BRANDAY MONIC MUSHAMBA

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Branday Monic Mushamba, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 22 day of January, 2009.

REGINA M. KEITH
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Regina M. Keith

Notary Public

My Commission expires: 9-19-09

*The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.*

**EXHIBIT "A"**
**AFFIDAVIT OF INHERITANCE**

I, the undersigned, of Nashville, being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Davidson County, Tennessee.

(2) My father, Lee J. Bush, Sr. died on May 17, 2008.

(3) At the time of his, death my father was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and surviving heir of the deceased, received interest in said property by operation of law.

(4) The actual consideration paid for this transfer is $0.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

1/22/09
Date

Branday Monic Mushamba
Branday Monic Mushamba

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Branday Monic Mushamba, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 22 day of January, 2009.

Regina M. Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09