Prepared By:
Jamie Nicholson
105 Diddle Ct.
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090042537 DEEDQC
Recvd: 06/25/09 11:28 5 pgs
Fees:27.00 Taxes:0.00
20090625-0059122

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: 6/24/09

Reference Number of Any Related Documents: 20090625-0059121

Grantor:

Name Mary Hudgins NKA: Mary Jackson
Street Address 134 Mitchell Road
City/State/Zip Portland, TN 37148

Grantee: (Send Tax Bills To)

Name Mary Jackson
Street Address 134 Mitchell Rd.
City/State/Zip Portland, TN 37148

Abbreviated Legal Description (i.e., lot, block, plat *or* section, township, range, quarter/quarter *or* unit, building and condo name): See attached copies of deeds

Assessor's Property Tax Parcel/Account Number(s): Map & Parcels
73-11-44, 95-11-5, 73-11-51

THIS QUITCLAIM DEED, executed this 6-24-09 day of June, 20 09, by first party, Grantor, Mary Hudgins NKA: Mary Jackson, whose mailing address is 134 Mitchell Rd. Portland, TN 37148, to second party, Grantee, Mary Jackson, whose mailing address is 134 Mitchell Road Portland, TN 37148.

WITNESSETH that the said first party, for good consideration and for the sum of 0 Dollars ($ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

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T.A.I.

PICK-UP

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of _____, State of _____ to wit: See exhibit A

Source of Title: Book 2734 Page 803
Book 3074 Page 183
Book 2277 Page 211

* Oscar J. Hudgins in now deceased.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness: Mary Allen Brown
Print Name of Witness: Mary Alice Brown

Signature of Witness: Judith Knight
Print Name of Witness: JUDITH KNIGHT

Signature of Grantor: Mary Jackson
Print Name of Grantor: MARY JACKSON

State of Tennessee)
County of Sumner)

On 6-24-09, before me, Rosemary McCorkle appeared Mary Jackson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Rosemary McCorkle
Signature of Notary

ROSEMARY McCORKLE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Affiant ____ Known ✓ Produced ID
Type of ID DL
(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Mary Hudgins Jackson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25 DAY OF June 20 09
Brandi Weeks
Deputy Register

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Book 2734 Page 203

Exhibit A

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by OSCAR J. HUDGINS and wife, MARY A. HUDGINS, and other good and valuable considerations, receipt of which is hereby acknowledged,

MERCURY HOMES, a partnership composed of Martin Zeitlin and Harry Zeitlin,

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said

Oscar J. Hudgins and wife, Mary A. Hudgins,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 178 on the revised Plan of Sunset View, as of record in Book 2663, pages 27 and 28, Register's Office for said County, which superseded plan of record in Book 2331, pages 100 and 101.

Said Lot No. 178 fronts 84.1 feet on the northerly side of Dundee Lane and extends back 159.8 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 72.3 feet thereon.

Being part of the property conveyed to Mercury Homes, a partnership composed of Martin Zeitlin and Harry Zeitlin, by Herman McCollum and wife, by deed dated August 1, 1957, filed August 29, 1957, and recorded in Book 2695, page 271, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar J. Hudgins and wife, Mary A. Hudgins, their heirs and assigns, forever. And Mercury Homes does ~~do~~ covenant with the said Oscar J. Hudgins and wife, Mary A. Hudgins, that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~has~~ a good right to convey it, and the same is unencumbered, except taxes for 1958, which are prorated and assumed by the grantees herein. And Mercury Homes does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Oscar J. Hudgins and wife, Mary A. Hudgins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of January, 19 58.

MERCURY HOMES

By: Martin Zeitlin, Partner.

By: Harry Zeitlin, Partner.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jessie B. Overton, a Notary Public in and for said County and State, the within named Martin Zeitlin and Harry Zeitlin, d/b/a Mercury Homes, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of January, 19 58.

Commission expires October 25, 1958. Jessie B. Overton, Notary Public

Warranty Deed

From MERCURY HOMES

To OSCAR J. HUDGINS, ET UX

(Courthouse Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 3 day of Jan A.D. 1958 at 8:57 A.M.
Recorded in Book 2734 page 203
Fee $2.00
Register

WARRANTY DEED

FROM 87343

TO

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 1
of 1:30 o'clock
June A.D. 1960
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Registr
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed

[illegible] Nelson, Ftlge.
AM-6-0011

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

For and in Consideration of the sum of

---------- Ten & 00/100 ($ 10.00) ---------- **DOLLARS**

cash in hand paid by the grantee herein and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantee herein assume and agree to pay the remaining unpaid balance of a note dated September 26, 1958, executed by Donald E. Nelson and wife, payable to the order of Murphree Mortgage Company, in the original principal amount of $15,400.00, payable in monthly installments; said indebtedness has now been assigned to Harlem Savings Bank by an instrument of record in Book 2947, page 248, Register's Office for Davidson County, Tennessee. Said debt is secured by a Deed of Trust of record in Book 2964, page 435, said Register's Office,

we, Harold C. Reaves and wife, Elizabeth B. Reaves,

have bargained and sold, and by these presents do transfer and convey unto the said

Oscar J. Huggins, and wife, Mary Russell Hudgins

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 396 on the Plan of Sunset View, Section V, as of record in Book 2854, page 20, Register's Office for said County.

Said Lot No. 396 fronts 100 feet on the south side of Ridgeland Drive and runs back 154.5 feet on the west line and 158.2 feet on the east line, to a dead line in the rear, which is a broken line, on which it measures 115.6 feet.

Being the same property conveyed to Harold C. Reaves and wife, Elizabeth B. Reaves, by deed from Donald E. Nelson and wife, Mary S. Nelson, of record in Book 3026, page 511, Register's Office for said County.

K 2277

WARRANTY DEED

For and in consideration of the sum of Six Hundrad Twenty-one and no/100 ($621.00) DOLLARS

cash in hand to us paid by Oscar J. Hudgins and wife Mary A. Hudgins, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Horace S. Broyles and wife Omie Louise Broyles

have bargained and sold, and by these presents do transfer and convey unto the said Oscar J. Hudgins and wife Mary A. Hudgins, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the northwesterly margin of Wanda Drive at the common corner of lots 17 and 18; thence with the line between lots 17 and 18 369 feet in a northwesterly direction to a point, the common rear corner of lots 17 and 18; thence 81 feet N. 30 deg. 10' east to a point marked by a corner post; thence 37.8 feet S. 79 deg. 25' E. to a point marked by a 24" ash tree; thence 185 feet S. 43 deg. 50' E. to a point marked by a 12" sassafras tree; thence 174 feet along the common line of lots 17 and 16 to a point in the northwesterly margin of Wanda Drive; thence along Wanda Drive 58 feet to the point of beginning.

Being the same property conveyed to Horace S. Broyles and wife, Omie Louise Broyles, by deed from A. & C. Homes, Inc., a Tennessee Corporation, of record in Book 2140, page 47, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oscar J. Hudgins and wife Mary A. Hudgins, their heirs and assigns, forever.

And we do covenant with the said Oscar J. Hudgins and wife Mary A. Hudgins that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by a Deed of Trust to Herschel Greer, Trustee to secure a note in the sum of $7800.00, payable to Guaranty Mortgage Co., of record in Book 2172, page 241, Register's Office for Davidson County, Tennessee. assumed by purs. And we, Horace S. Broyles and wife, Omie Louise Broyles chasers.

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Oscar J. Hudgins and wife Mary A. Hudgins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5 day of May 19 54

Horace S. Broyles

Omie Louise Broyles

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruby T. Greene, a Notary Public in and for said County and State, the within named Horace S. Broyles and wife Omie Louise Broyles

the bargainor s with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of May 19 54.

Commission expires 4/9/55

Ruby T. Greene
Notary Public

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