QUITCLAIM DEED

Prepared by: John G. Doak, Sr., Atty., No.2343, 2525 Lebanon Pike, Bldg A, Nashville, TN 37214-2414
From Unverified Information Furnished by Grantors

From:	Phillip A. Hyde, heir at law of Frank A. Hyde and Flora T. Hyde, both deceased intestate
To:	Jeaneen Hyde Richard, heir at law of Frank A. Hyde and Flora T. Hyde, both deceased intestate
Property Address:	3026 Hummingbird Drive, Nashville TN. 37218-2026
Send Tax Bills To:	Bank of America,
Address:	475 CrossPoint Parkway, PO Box 9000, Getzville, NY 14068-9000
Map 59-10 Parcel 1, Field Book# 13D -18480	

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: None [Transfer Affidavit (Quitclaim) within family from one of the two (2) heirs-at-law to the remaining heir-at-law to settle an estate]

Affiant

Sworn to and subscribed before me on 04/08/2009

Notary Public

My Commission Expires: 08/23/2011

For no monetary consideration, and being a transfer of property from:...one of the two (2) heirs at law of Frank A. Hyde and wife Flora T. Hyde (*both deceased intestate*)...to the remaining heir at law (to settle the estate); Grantor, Phillip A. Hyde, hereby quitclaims, transfers, and conveys, all of his present right title and interest in and to the following improved real property, to Grantee, Jeaneen Hyde Richard, her heirs, successors, and assigns:

> Land in Davidson County, Tennessee, Being Lot 172 on the Plan of Treppard Heights Subdivision, Section 1, as of record in Book 2663, Page 64, Register's Office for Davidson County Tennessee
>
> Said Lot No. 172 fronts 100 feet on the Northerly Margin of Hummingbird Drive and extends back between lines, measuring 290.7 feet on the easterly line and 235 feet on the westerly line, to a dead line in the rear, on which it measures 114.5 feet.
>
> Being the same property conveyed to Frank A. Hyde and wife Flora T. Hyde by Deed dated 4/12/1968, from Arthur L. Bryant and wife Lillian Mai Bryant, of record in Book 4227, Page 552, Register's Office for Davidson County, Tennessee. (Flora Z. Hyde and Flora T. Hyde are/were one and the same person).
>
> Being improved real property known as 3026 Hummingbird Drive, Nashville, TN 37218-2026

This conveyance is subject to the lien of an existing deed of trust which secures the existing mortgage indebtedness thereon to Bank of America Mortgage which indebtedness said Grantee agrees to pay when and as due.

In Witness whereof Grantor has set his hand on: 04/24/2009.

BILL GARRETT, Davidson County
Trans:T20090088002 DEEDQC
Recvd: 12/31/09 13:49 1 pgs
Fees:12.00 Taxes:0.00

20091231-0119076

Phillip A. Hyde

State of Texas

Before me, the undersigned, a Notary Public in and for Texas, personally appeared the within named, Phillip A. Hyde, who after furnishing proof of identity, swore to and subscribed the within instrument in my presence, and acknowledged that he had executed said instrument for the purposes stated therein, and as his own free act and deed on this 24 day of April, 2009.

Witness my hand and seal at office in Dallas County Texas, on 04/24/2009.

ELIZABETH NATERA
Notary Public
STATE OF TEXAS
My Comm. Exp. 01-26-12

Notary Public

My Commission Expires: 1/26/2012.