BILL GARRETT, Davidson County
Trans:T20100001657 DEEDQC
Recvd: 01/08/10 13:28 3 pgs
Fees:17.00 Taxes:0.00
20100108-0002049

THIS INSTRUMENT PREPARED BY:
Darrell L. Scarlett, Attorney at Law
303 N. Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:

DONNA SCARLETT

1511 SHAGBARK TRAIL
MURFREESBORO, TN 37130

Send Tax Bills To:

same

Map:102-7Parcel:70

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, PAULINE B. HICKS, do hereby transfer, convey and quitclaim unto DONNA SCARLETT, her heirs and assigns, forever, all of my right, title, claim and interest in and to the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Charlotte Park, Sec. 26 as of record in Book 3700, page 91; Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the northwesterly margin of Beacon Lane, at the corner of Lots 70 and 71; thence with the line between said lots, northwestwardly 105.0 feet to a concrete monument at the corner of Lots 69, 70 and 71; thence with the line between Lots 69 and 70, northeastwardly 115.88 feet to a point in the southwesterly margin of Upton Lane; thence with the margin of the same, southeastwardly 80 feet to a concrete monument at the beginning of a curve; thence around said curve,

southeastwardly 39.27 feet to a concrete monument in the northwesterly margin of Beacon Lane; with the same, southwestwardly 90.88 feet to the point of beginning.

BEING the same property conveyed to Benton R. Hicks, Jr. and wife, Pauline B. Hicks, by deed of record in Book 4139, page 391, Register's Office of Davidson County, Tennessee. The said Benton R. Hicks, Jr. predeceased his wife and she became owner in fee of the above described property as sole surviving tenant by the entirety.

This conveyance is subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

WITNESS MY HAND on this 30th day of December, 2009.

Pauline B Hicks
PAULINE B. HICKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named PAULINE B. HICKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 30th day of December, 2009.

JAMES BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

James Berry
Notary Public
My commission expires: July 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 30th day of December, 2009.

Notary Public

My commission expires: July 8, 2013

JAMES BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY