THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF February, 2010. NOTARY PUBLIC MY COMMISSION EXPIRES: 2-28-12

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Wanda Fry Byrd (NAME)	Same as new owner (NAME)	053 14 0 046.00
1414 Ocoee Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES ALBERT MARR** "GRANTOR", by these presents, does hereby quitclaim and convey unto **WANDA FRY BYRD**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to 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. 22 on the Map of Nawakwa Hills, Powwow Addition, Section No. 1, as of record in Book 843, page 79, Register's Office for said County, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Charles Albert Marr by quitclaim deed from Wanda Fry Byrd, dated January 24, 1999 and recorded on January 27, 1999 in Book 11313, page 548, Register's Office, Davidson County, Tennessee.

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

This is un**improved** property known as 1409 Mohawk Trail, Madison, TN 37115.

WITNESS our hands this 5th day of February, 2010.

CHARLES ALBERT MARR

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared CHARLES ALBERT MARR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of February, 2010.

Notary Public

My Commission Expires: 2-28-12

SUMNER COUNTY, TENNESSEE JANET L. ADAMS NOTARY PUBLIC AT LARGE

BILL GARRETT, Davidson County
Trans:T20100008903 DEEDQC
Recvd: 02/12/10 14:01 1 pgs
Fees:12.00 Taxes:0.00

20100212-0011341