BILL GARRETT, Davidson County
Trans:T20100011001 DEEDQC
Recvd: 02/24/10 14:37 3 pgs
Fees:17.00 Taxes:0.00

20100224-0014153

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gilford H. Martin 4246 Glen Haven Dr. SW Concord, NC 28027	Same

TAX MAP-PARCEL NUMBERS: 12009013000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gilford Martin, Jr., Beverly Ragsdale, Debbie F. Northcutt, as Heirs at Law of Anne C. Martin,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer quitclaim and convey unto **Gilford H. Martin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit::**

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Seven Oaks, Section III, as of record in Book 2083, page 78, Register's Office for said County.

Said Lot No. 48 fronts 279.8 feet on the easterly side of McGavock Pike, and extends back between lines 243 feet on the northerly side and 336 feet on the southerly side to a dead line in the rear on which it measures 149.6 feet.

Being the same property conveyed to Anne C. Martin, by Quitlclaim Deed from Howard F. Butler, Trustee, dated October 10, 1974, recorded October 10, 1974 in Book 4859, page 187, Register's Office for Davidson County, Tennessee. Anne C. Martin died on March 17, 1993, leaving Gilford H. Martin, Gilford Martin, Jr., Beverly Ragsdale and Debbie F. Northcutt as her heirs at law. The said Gilford Martin, Jr., Beverly Ragsdale and Debbie F. Northcutt, "Grantor", execute this deed to restore ownership of this property to Gilford H. Martin, as it was his home and was never the property of Grantor. An affidavit of heirship is attached hereto and recorded as Exhibit "A".

This is the improved property, known as: 3422 McGavock Pike, Nashville, TN 37217

WITNESS THE EXECUTION HEREOF on the dates as shown.

Gilford Martin, Jr. Date 2/17/10

Beverly Ragsdale Date 02/17/10

Debbie F. Northcutt Date 02/17/2010

State of North Carolina
County of DAVIDSON

On February 17, 2010, before me the undersigned authority, personally appeared, **Gilford Martin, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Debra Michelle Hemric
Notary Public

My Commission Expires: 10-11-2013

DEBRA MICHELLE HEMRIC
Notary Public
Davidson County
State of North Carolina
My Commission Expires 10-11-2013

State of North Carolina
County of DAVIDSON

On February 17, 2010, before me the undersigned authority, personally appeared, **Beverly Ragsdale**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Debra Michelle Hemric
Notary Public

My Commission Expires: 10-11-2013

DEBRA MICHELLE HEMRIC
Notary Public
Davidson County
State of North Carolina
My Commission Expires 10-11-2013

State of North Carolina
County of DAVIDSON

On February 17, 2010, before me the undersigned authority, personally appeared, **Debbie F. Northcutt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Debra Michelle Hemric
Notary Public

My Commission Expires: 10-11-2013

DEBRA MICHELLE HEMRIC
Notary Public
Davidson County
State of North Carolina
My Commission Expires 10-11-2013

State of North Carolina
County of DAVIDSON

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is -0-.

Gilford H Martin Jr
Affiant

Sworn and subscribed before me on February 17, 2010.

Debra Michelle Hemric
Notary Public

My Commission Expires: 10-11-2013

DEBRA MICHELLE HEMRIC
Notary Public
Davidson County
State of North Carolina
My Commission Expires 10-11-2013

Exhibit "A"

THIS INSTRUMENT PREPARED BY:
WILKINS & IVEY ATTORNEYS
The Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, TN 37205

AFFIDAVIT OF HEIRSHIP

State of Tennessee
County of Davidson

The undersigned affiant ("Affiant"), being first duly sworn, deposes and says that to the personal knowledge of Affiant:

1. The Affiant is a citizen and resident of Davidson County, Tennessee and was personally acquainted, for a period of approximately 50? years, with Anne C. Martin (the "Deceased"), who died in Davidson County, Tennessee on or about March 17, 1993.

2. To the best of the Affiant's knowledge, information and belief, the Deceased left no will, and:

_____ was unmarried at the time of death.

__X___ was married at death, and surviving spouse is Gilford H. Martin.

3. That the Deceased was survived by the following living children, all of whom are of legal age unless noted otherwise:

Gilford Martin, Jr.
Beverly Ragsdale
Debbie F. Northcutt

4. That the Deceased was pre-deceased by the following children, who left issue as shown, all of whom are believed to be of legal age unless noted otherwise:

NONE

5. That the children listed in preceding items 3 and 4 are all of the children ever born to or adopted by the deceased.

6. The following information (if any) is believed to be pertinent to the purposes of this affidavit:

7. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Section 30-2-712, *Tennessee Code Annotated.*

Further the Affiant saieth not.

Mark S. Karan, **Affiant**

State of Tennessee
County of Davidson

On February 11, 2010 before me the undersigned authority, personally appeared Mark S. Karan, Affiant, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained, and acknowledged that the execution of the same as a free act and deed, and who, after being duly sworn, acknowledged upon oath that the matters contained herein are true and correct to the best of Affiant's knowledge, information and belief.

Notary Public

My Commission Expires: 9/8/2013

GREGORY BOLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.