THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Babette Bryan Ayers Felts	Same as Owner	P/O Map 011 Par 144.00
111 Freeman Hollow Ct		
Goodlettsville TN 37072		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Associates. PLLC. 846 Conference Drive Suite #4 Goodlettsville, TN 37072	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 1st day of June, 2010. Notary Public My commission expires: 4-23-14	

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged The Heirs at Law of Wilma Smith Ayers "Grantor" by these presents, does hereby quitclaim and convey unto Babette Bryan Ayers Felts "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife Wilma Smith Ayers in Deed Book 4028, Page 107, Register's Office, Davidson County, Tennessee, shown as Parcel 174.00 on Property Map 012, and being further described as follows:

Beginning at an iron pin (old) the most southeast corner of Babette Love Ayers (QC 20000091200902221), in the line of Jeffrey D. Bailey (QC 20070111 0004550), and being the most southwest corner of this tract; thence, N 49 deg. 35' 19" W a distance of 440.82 feet to an iron pin (old), a corner to said Ayers, and in the line of Charlie B. Lawrence (DB 200211190143175); thence, S 72 deg 17' 43" E a distance of 598.88 feet to an iron pin (new), a corner to said Lawrence, and in the line of said Bailey; thence S 66 deg. 11' 18" W a distance of 256.72 feet to the point of beginning, containing 1.17 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated February 4, 2010.

BEING the same property conveyed to Morris E. Ayers and Wilma Smith Ayers, husband and wife from Susie Mai Elliott Wooton, Annie Mai Elliott Scott and Mary Elizabeth Ell, by Deed dated June 17, 1966, in Book 4028, Page 107, in the Register's Office for Davidson County, Tennessee.
Morris E. Ayers has since died, December 15, 1989, vesting sole ownership in Wilma Smith Ayers as surviving tenant by the entirety. Wilma Smith Ayers has since died intestate, July 18, 2009. Said property vests in her heirs at law Alice Faye Tatum, Malcolm W. Ayers, Michael F. Ayers, and William Ayers. See affidavit of Heirship of record in Instrument #20100611-0045421, Registr's Office for Davidson County, Tennessee. William Ayers has been appointed as Administrator pursuant to Petition for Administration in the Probate Court for Davidson County, Tennessee as Docket No. 09P1301.

BILL GARRETT, Davidson County
Trans:T20100035581 DEEDQC
Recvd: 06/11/10 10:04 2 pgs
Fees:12.00 Taxes:0.00
20100611-0045423

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

This is unimproved property, known as _____.

Witness my hand this 1st day of June, 2010.

Alice Faye Tatum
Grantor- Alice Faye Tatum

Malcolm W. Ayers
Grantor- Malcolm W. Ayers

William Ayers
Grantor – William Ayers

by Michael F Ayers

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alice Faye Tatum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2010.

Commission expires: 10/23/2012
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Malcolm W. Ayers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2010.

Commission expires: 10/23/2012
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named William Ayers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2010.

Commission expires: 10/23/2012
Notary Public