THIS INSTRUMENT WAS PREPARED BY:
Fred C. Dance, Attorney at Law
238 Public Square
Franklin TN 37064

The Information in this Document was Supplied by the Parties

BILL GARRETT, Davidson County
Trans:T20100047097 DEEDQC
Recvd: 08/02/10 10:55 4 pgs
Fees:23.00 Taxes:148.00
20100802-0060234

Address of New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Raymond Author Wilhoite 1308 Apache Lane Madison TN 37115	Same	5913-41 059 13 0 041.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Fred J. Wolfe, Jr. and Charles L. Wolfe** (Grantor), have bargained and sold and by these presents do hereby quitclaim and convey to **Raymond Author Wilhoite** (Grantee), his successors and assigns, all of our right title and interest in and to the following described land in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 107 on the map of Treppard Heights, Section Vii, as of record in Book 2900, page 13, Register of Deeds Office, Tennessee.
>
> Said Lot No. 107 fronts 90 feet o the southeasterly side of Hummingbird Drive, and extends back 394.3 feet on the northeasterly line and 397.7 feet on the southeasterly line, to a line in the rear on which it measures 125 feet.
>
> This being the same property conveyed to Fred J. Wolfe, Jr., Charles L. Wolfe and Sandra F. Wolfe by an Order of the Seventh Circuit Court of Davidson County, Tennessee, in that case styled: In Re: The Estate of Mamie Margaret Wolfe, Docket Number 09P-143, of record in Instrument Number 20090205-0010115 in the Registrar's Office for Davidson County, Tennessee and being the same property conveyed to Sandra F. Wolfe by Quitclaim Deed

from Fred J. Wolfe, Jr., Charles L. Wolfe and Sandra F Wolfe of record in Instrument No. 20090205-0010121 in the Registrar's Office for Davidson County, Tennessee.

The said Sandra F. Wolfe having died intestate and her only heirs being the said Fred J. Wolfe, Jr. and Charles L. Wolfe.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

The Grantee assumes the property taxes for 2010.

This is improved property known as 3239 Hummingbird Drive, Nashville, Tennessee, 37218. **The Grantee, by signing this Deed, acknowledges his acceptance of this Deed, and Grantee acknowledges that: (1) Grantee has accepted all of the property including all of the improvements located on the property in its "AS IS" and current condition, (2) that Grantors have not lived in the house and Grantors have not made any representations whatsoever as to the condition of the improvements to the property to the Grantee and (3) the Grantee has relied on no representations of any person concerning the condition of the property including the improvements to the property.**

Fred J. Wolfe, Jr.

Charles L. Wolfe

Raymond Author Wilhoite

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named **Fred J. Wolfe, Jr.**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 28th day of July, 2010.

Notary Public

My Commission Expires: 10/29/11

FRED C. DANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named **Charles L. Wolfe**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 28th day of July, 2010.

Notary Public

My Commission Expires: 10/29/11

FRED C. DANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named **Raymond Author Wilhoite**, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this the 28th day of July, 2010.

Notary Public

My Commission Expires: 10/29/11

FRED C. DANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Charles L. Wolfe
AFFIANT

Subscribed and sworn to before me on this the 26th day of July, 2010.

Fred C. Dance
NOTARY PUBLIC

FRED C. DANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/29/14