BILL GARRETT, Davidson County
Trans:T20100047253 DEEDQC
Recvd: 08/02/10 14:08 2 pgs
Fees:12.00 Taxes:0.00
20100802-0060432

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Jerry Yeargin, et al 2517 David Drive Nashville, TN 37214	SAME	118 01 0 263.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, we **SHERROD EUGENE WATKINS and JERRY WINSTON YEARGIN**, do hereby quitclaim and convey unto **JERRY YEARGIN** all of our rights, title and interests in our property described as the following tracts or parcels of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 50 feet on the southerly margin of Caruthers Avenue and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Sam R. Watkins by deed from Percy Wilkins, Jr., Trustee, of record in Book 4465, Page 224, Register's Office for Davidson County, Tennessee; **AND** being the same property vesting in Oadis Gayla Watkins-Yeargin, Samuel Robert Watkins, Jr., Anthony Robert Watkins, Michael Henry Watkins and Sherrod Eugene Watkins, as the heirs-at-law of Samuel Robert Watkins as evidenced by Order of record in Minute Book 347, Page 183, Office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 92071, entering December 9, 1990; **AND** being the same property vesting in Jerry Yeargin and Jerry Winston Yeargin, as the heirs-at-law of Oadis Gayla Watkins-Yeargin, as evidenced by Affidavit of Heirship of record as Instrument #20100802006043/, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 911 Caruthers Avenue, Nashville, TN 37204.

SAM R. WATKINS and SAMUEL ROBERT WATKINS were one and the same person

SAID property is conveyed subject to such limitations,

restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 20th day of July, 2010.

Sherrod E. Watkins
SHERROD EUGENE WATKINS

Jerry Winston Yeargin
JERRY WINSTON YEARGIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 20th day of July, 2010, before me personally appeared **SHERROD EUGENE WATKINS and JERRY WINSTON YEARGIN,** bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards My Commission Expires: 7/8/13
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 20th day of July, 2010.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards My Commission Expires: 7/8/13
NOTARY PUBLIC