THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20100051154 DEEDQC
Recvd: 08/17/10 16:27 2 pgs
Fees:12.00 Taxes:0.00
20100817-0065078

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Michael Patrick Hamilton & William A. Bullens 306 Hancock Street Nashville, TN 37207	New Owner	Map: 082-07 Parcel: 317

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Michael Patrick Hamilton, an unmarried man, by these presents does hereby quitclaim and convey unto Michael Patrick Hamilton, an unmarried man and William A. Bullens, an unmarried man, as joint tenants with common law rights of survivorship, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of East Nashville Real Estate Co's Plan of Lots, as of record in Plat Book 57, page 11,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Patrick Hamilton, an unmarried man by deed from James Lance Bass, unmarried of record in Instrument 201005190038799, Register's Office for Davidson County, Tennessee, dated May 18, 2010. And being the same property conveyed to James Lance Bass, unmarried by deed from Thomas M. Ward and Sandra B. Ward, husband and wife of record in Instrument 200701190007695, Register's Office for Davidson County, Tennessee, dated January 16, 2007. And being the same property conveyed to Thomas M. Ward and wife Sanda B. Ward by deed from Carolyn Becker, as Authorized by the Probate Court in the Interest of the Will of Ona Mae Woodard of record in Instrument 200407230088311, Register's Office for Davidson County, Tennessee , dated July 16, 2004. And further being the same property conveyed to T.S. Woodard and wife Ona Mae Woodard by deed from B.P. McNabb, unmarried of record in Book 1512, page 28, Register' s Office for Davidson County, Tennessee. The said T.S. Woodard having since died. Ona Mae Woodard having since died testate 2/2/04 naming her sister, Beatrice Estelle McDonald as the sole beneficiary of said property. The said Beatrice Estelle McDonald died testate 12/3/02 naming her daughter, Carolyn Becker, as sole beneficiary. Carolyn Becker being authorized by Probate Court, 04P-1029, to act for the estate for the purpose of selling the property.

This is improved property known as 306 Hancock Street, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of August, 2010.

Affiant

My commission expires:
(Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN T. MORRIS
My Commission Expires JULY 6, 2013

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17TH day of August, 2010.

Michael Patrick Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Patrick Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17TH day of August, 2010.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013