BILL GARRETT, Davidson County
Trans:T20100074825 DEEDQC
Recvd: 11/29/10 09:07 3 pgs
Fees:17.00 Taxes:0.00
20101129-0094523

Prepared by:
Robert Johnson, Attorney
518 South Gallatin Pike
Madison, TN 37115
(615) 860-3130

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

New Owner:	Send Tax Bills to:	Map and Parcel
Peggy A. Fuson, et al	Peggy A. Fuson, et al	Map 43-5, Parcel 241
424 Roosevelt Avenue	424 Roosevelt Avenue	
Madison, Tennessee	Madison, Tennessee	
37115	37115	

State of Tennessee
County of Davidson

I hereby swear and affirm that the actual consideration for this transfer is $0.00 pursuant to the probate of the estate of the decedent: William Edward Fuson, as filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09-P1114.

Peggy Ann Fuson, Personal Representative.

Sworn and subscribed before me this the 17 day of November, 2010.

Notary

My commission expires: November 7, 2011

ROBERT JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

William Edward Fuson died on March 10, 2009, leaving a will dated January 19, 2009. The will was admitted to probate on August 12, 2009 in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 09-P1114 .

The will named PEGGY ANN FUSON as personal representative of his estate. The personal representative is duly qualified. All debts have been paid. The Tennessee Inheritance tax clearance has been received being account no. 441379019.

The personal representative by signing this Deed releases any right the personal representative has to recover this property in the event of subsequent insolvency of this estate. In accordance with the provisions of the will of William Edward Fuson devised and bequeathed all right, title and interest in the following described real estate in Davidson County, Tennessee:

Located at 728 Delaware Avenue, Madison, Tennessee, noted in Book 70 page 567, recorded in Book 1763, page 8.

Being Lots#16,17,18,19 and 20, Block D, Cedarcrest Estates, 125 on the East side of Delaware Avenue, North boundary 319 feet, South Boundary 305 feet and West Boundary 125 feet.

Being the same property conveyed from George H. Powell and wife, Florence Powell to William Edward Fuson and wife, Frances Hayes Fuson of record with the Davidson County Register of Deeds in Book 1763 page 8 and subsequently being transferred through a final decree of divorce in the Circuit Court of Wilson County, Tennessee Docket No. 1770 from wife, Frances Hayes Fuson to William Edward Fuson as recorded in Book 4846 page 512 in the Register's Office of Davidson County, Tennessee.

Such conveyances are subject to a restrictions and covenants of record as may affect the premises.

equally to the following: PEGGY ANN FUSON, RICHARD KEITH FUSON, and SHARON GAYLE CLANCY.

Therefore in accordance with the provisions of this will the personal representative, PEGGY ANN FUSON doe hereby quitclaim all right, title and interest in the aforementioned real estate to TERRI W. JOHNSON, Trustee for the purposes of fully accomplishing this conveyance and TERRI W. JOHNSON, Trustee does hereby quitclaim and convey all right title and interest in said property to: PEGGY ANN FUSON, RICHARD KEITH FUSON and to SHARON GAYLE CLANCY to hold said real property as cotenants.

This is improved property known as 728 Delaware Avenue, Madison, Tennessee, 37115.

Peggy A Fuson

PEGGY ANN FUSON,
PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within PEGGY ANN FUSON, Personal Representative of the Estate of William Edward Fuson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in such capacity for the purposes therein contained.

Witness my hand, at office this the 17th day of November, 2010.

Notary

My commission expires: November 7, 2011

ROBERT JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Terri W. Johnson

TERRI W. JOHNSON, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within TERRI W. JOHNSON, TRUSTEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in such capacity for the purposes therein contained.

Witness my hand, at office this the 17th day of November, 2010.

Notary

My commission expires: November 7, 2011

ROBERT JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.