BILL GARRETT, Davidson County
Trans:T20100081541 DEEDQC
Recvd: 12/29/10 08:38 2 pgs
Fees:12.00 Taxes:0.00
20101229-0103092

This Instrument Prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Wilma T. Rucks and husband Jarvis Rucks	Same	70 – 1.– 1.00
607 Rockwood Drive		
Hermitage, TN 37076		

THIS QUITCLAIM DEED made this ____ day of January, 2010, between Wilma Teague Rucks, First Party, and Wilma Teague Rucks and husband Jarvis Rucks, tenants by the entirety, Second Party.

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of One and No/100 ($1.00) Dollars, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does by these presents sell, remise, release and QUITCLAIM unto Second Party, all of First Party's right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, Being Lot No. 11 on the Map of Treppard Heights Subdivision, as of record in Book 2900, page 13, Register's Office for said County.

Said Lot No. 11 fronts 85 feet on the westerly side of Pheasant Road and runs back between parallel lines 309.5 feet on the North line and 320.1 feet on the South line to a line in the rear and measure 122 feet thereon.

Being the same property conveyed to Otis 0 Pryor and wife Elizabeth Pryor by deed from Allen M Brown, Jr. and wife Blondell T. Brown, of record in Book 4343, Page 884, Register's Office for Davidson County, Tennessee. The said parties having since died. The said Otis 0. Pryor having since predeceased his wife, Elizabeth Pryor. Being the same property devised to Dercelia [Dercelia] Ann Christman and James C. Abernathy as devisees under the will of Elizabeth C. Pryor, deceased, of record in Will Book 134, page 93, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Willie L Teague and wife Emma B. Teague by deed from Dercelia Ann Christman and James C Abernathy dated October 6, 1982 of record in Book 5948, page 514, said Register's Office for Davidson County, Tennessee. The said Emma B Teague having predeceased her husband Willie L Teague. The said Willie L Teague having since died. Now by the Last Will and Testament of Willie L Teague, Docket No. 10P-1703 of the Seventh Circuit Court for Davidson County (Probate Division) being the same property devised to Wilma Teague Rucks. Also being the same property conveyed to Wilma Teague Rucks by Quitclaim Deed from Wilma Teague Rucks, as personal representative of the Last Will and Testament of Willie L. Teague, dated 12/6/2010 and filed for record on 12/20/2010 of record in Inst. No. 201012200101096, said Register's Office.

Property being known as 3929 Pheasant Drive, Nashville TN 37218

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, the said First Party hereunder set its hand and seal this 28th day of ~~January~~ December, 2010.

Wilma Teague Rucks

Wilma Teague Rucks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named Wilma Teague Rucks with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of ~~January~~ December, 2010.

MARY C. SPRUIELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 4/8/2013

I hereby swear or affirm that the actual consideration or true value of the transfer, whichever is greater, is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of ~~January~~ December, 2010.

MARY C. SPRUIELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 4/8/2013