BILL GARRETT, Davidson County
Trans:T20110013162 DEEDQC
Recvd: 03/04/11 10:41 7 pgs
Fees:37.00 Taxes:0.00
20110304-0017455

QUITCLAIM DEED

Address of New Owner:

James M. Claxton, Jr. et ux
1630 Otter Creek Road
Nashville, TN 37215

Send Tax Bills To:

Same

Map & Parcel:

131-5B
339CO
7DA 92224

THIS INSTRUMENT WAS PREPARED BY

Joseph L. Lackey, Jr.
Attorney at Law
2400 Crestmoor Road
Nashville, TN 37215

Prepared from information Furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transaction is
$ ~~0~~ =

James M Claxton Jr
Affiant

Subscribed and sworn to Before me, this the 28th day of February, 2011.

Annah C. Wisdom
Notary Public

ANNAH C. WISDOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 3/4/13

For love and affection and for the purpose of dissolving a partnership, we Shirley Shockney, widow of Donald W. Shockney, Patrick Wayne Shockney, Donald W. Shockney Jr., Cynthia M. Jeffcott, Trustee with full powers of the Lorenzo Dow Massey Trust and James M. Claxton, Jr., herein after called Grantors do hereby quitclaim unto James M. Claxton, Jr., and wife Janie K. Claxton, their heirs successors and assigns the following described tract or parcel of land in Davidson County, TN, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 339 on the plan of Four Seasons Condominiums of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which plan and said exhibit "D" reference is made for a complete description thereof.

Subject to the COVENANTS, CONDITIONS, AND RESTRICTIONS AS CONTAINED IN THE MASTER DEED FOR Four Seasons CONDOMINIUMS AS RECORDED IN BOOK 6841, PAGE 349, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to any and all existing easements of record.

Unimproved ( )
Improved (X) property, known as 339 Summit Ridge Circle, Nashville, Tennessee 37215
(House number) (Street) (City or Town) (Postal Zip)

Being the same property conveyed to Donald W. Shockney, James Claxton and Bettina McDonald by warranty Deed of Record in Book 10134 page 467 RODC Tennessee. The said Donald W. Shockney died testate and his will was probated in the Probate Court of Davidson, County Tennessee. Docket #05P-217.

The said BETTINA F. McDONALD, now being deceased and her will having been probated in the Probate Court of Davidson County, Tennessee, Will Book 4802, Page 886413, Probate Court Docket No. 02P-1629. In said will the residual clause gave any and all property, not specifically devised, both real and personal to her son, JAMES M. CLAXTON, JR., and her daughter BETTY RUTH MASSEY. The said BETTY RUTH MASSEY is now deceased and she died testate in the state of Florida. Her will was probated in Lee County, Florida, Docket No. 05C-P6763. In said will all of the property of BETTY RUTH MASSEY was devised to her husband, LORENZO DOW MASSEY, who is now deceased. Lorenzo Dow Massey's will was recorded in Lee County, Florida, docket #10CP-001440. The will created a "Pour Over Trust" and his interest in the herein described property was devised to said Trust. The Trustee of the Trust is Cynthia M. Jeffcott.

Cynthia M. Jeffcott, Trustee
Cynthia M. Jeffcott, Trustee of the
Lorenzo Dow Massey Trust with
Full Powers to Convey

Shirley M. Shockney
Shirley Shockney, being the same
person as Shirley M. Shockney,
widow of Donald W. Shockney

Donald W Shockney Jr.
Donald W. Shockney, Jr.

James M. Claxton Jr.
James M. Claxton, Jr., being the same
person as James Claxton

Patrick Wayne Shockney

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, a Notary Public in and for said County and State, the within named, the bargainor(s), Cynthia M. Jeffcott, Trustee with full Power to Convey of the Lorenzo Massey Trust with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ft Myers, Florida, this the 30 day of December, 2010.

CELIA WINESETT
Commission # DD 867116
Expires June 27, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Celia Winesett
NOTARY PUBLIC

Commission Expires: _____

Richard W. Winesett
WITNESS Richard W. Winesett

Karen S. Pocci
WITNESS Karen S. Pocci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, the bargainor(s), Shirley Shockney being the same person as Shirley M. Shockney, widow of Donald W. Shockney with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County, TN, this the 23rd day of February, ~~2010~~ 2011

MICHAEL HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

Commission Expires: May 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, the bargainor(s), Donald W. Shockney, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County TN, this the 20th day of February, ~~2010.~~ 2011

NOTARY PUBLIC

MICHAEL HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: May 6, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, the bargainor(s), Patrick Wayne Shockney with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Davidson County, TN, this the 22 day of February, ~~2010~~. 2011

NOTARY PUBLIC

MICHAEL HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: May 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named, the bargainor(s), James M. Claxton, Jr. being the same person as James Claxton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 2400 Crestmoor Rd Nashville, TN 37215, this the 28th day of February, 2010. 2011.

Annah Wisdom
NOTARY PUBLIC

Commission Expires: 3/4/11

ANNAH C. WISDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY