THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20110039023 DEEDQC
Recvd: 06/29/11 15:18 2 pgs
Fees:12.00 Taxes:0.00
20110629-0049823

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	
Alfred Wayne Hudgens 5111 Michigan Ave. Nashville, TN 37209	New Owner:	Map: 91-11 Parcels: 92 & 93

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, **James A. Campbell, Married**, by these presents does hereby quitclaim and convey unto **Alfred Wayne Hudgens**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

Tract 1:

BEING Lots 616, 618 and 620 of Block 104 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID Lots 616, 618 and 620 front 25.0 feet each on the southerly side of Illinois Avenue and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Alfred Hudgens and wife, Bobbye C. Hudgens, by Warranty Deed dated October 24, 1985, from C and O Investments, a partnership composed of James A. Campbell and James Roy Overby, of record in Book 6697, page 682, in the Register's Office for Davidson County, Tennessee; the said Bobbye C. Hudgens having since died on November 30, 2003, and the said Alfred Hudgens having since died intestate on March 31, 2007, leaving his son, Alfred Wayne Hudgens, and his daughter, Marietta June Hudgens Deen, as his sole heirs at law. Subsequently, the said Marietta June Hudgens Deen conveyed her interest in subject property to Alfred Wayne Hudgens by Deed of record in Instrument No. 20090309-0020529, Register's Office for Davidson County, Tennessee.

Tract 2:

BEING Lot 614 of Block 104 on Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, in the Register's Office for Davidson County, Tennessee, fronting 25.0 feet on Illinois Avenue and running back 150.0 feet to an alley.

BEING the same property conveyed to Alfred Hudgens and wife, Bobbye C. Hudgens, by Warranty Deed dated September 18, 1986, from C and O Investments, a partnership composed of James A. Campbell and James Roy Overby, of record in Book 6986, page 929, in the Register's Office for Davidson County, Tennessee; the said Bobbye C. Hudgens having since died on November 30, 2003, and the said Alfred Hudgens having since died intestate on March 31, 2007, leaving his son, Alfred Wayne Hudgens, and his daughter, Marietta June Hudgens Deen, as his sole heirs at law. Subsequently, the said Marietta June Hudgens Deen conveyed her interest in subject property to Alfred Wayne Hudgens by Deed of record in Instrument No. 20090309-0020529, Register's Office for Davidson County, Tennessee.

This is improved property known as 4906 Illinois Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 16th day of June, 2011.

Affiant

My commission expires: 9-9-2014 (Affix Seal)

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16 day of June, 2011.

James A. Campbell

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 James A. Campbell, 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 16th day of June, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Juana Campbell, spouse of James A. Campbell, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Juana Campbell

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 Juana Campbell, 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 16th day of June, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY