BILL GARRETT, Davidson County
Trans:T20110043016 DEEDQC
Recvd: 07/18/11 10:57 2 pgs
Fees:12.00 Taxes:0.00



20110718-0054594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Melinda L. Hackney
Affiant

Subscribed and sworn to before me this 8 day of July, 2011.

Aimee Denise Bobbitt
NOTARY PUBLIC
My Commission expires: 5-05-2015

AIMEE DENISE BOBBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Melinda L. Hackney and Sharon G. Frost 2305 Ridgecrest Drive Nashville, Tennessee 37216	Same	Map 372-8 Parcel 206

KNOWN ALL MEN BY THESE PRESENT that Melinda L. Hackney, Executrix for the Estate of James F. Baggett, Probate Court for Davidson County, Tennessee, Docket No. 10P-185, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Melinda L. Hackney and Sharon G. Frost, the right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit.

Land in Davidson County, Tennessee, being Lot No. 217 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Ridgecrest Drive, a corner of Lots 217 and 218; thence with the line between said lots, easterly 228.8 feet to a point; thence southerly 15 feet to the corner of Lots 216 and 217; thence with the line between said lots, southwesterly 99.2 feet to a point; thence westerly 158 feet to the easterly margin of Ridgecrest Drive; thence with the margin of the same, northerly 80 feet to the beginning.

Being the same property conveyed to Robert H. Graham and wife, Lola A. Graham, by deed from George E. Loucks and wife, Jean M. Loucks, of record in book 4043, page 449, said Register's Office.

Being the same property conveyed to James F. Baggett and wife, Beverly H. Baggett (now deceased) by warranty deed from Robert H. Graham and wife, Lola A. Graham of record in Book 4166, page 741, Register's Office for Davidson County.

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

This is improved property known as 2305 Ridgecrest Drive, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 8th day of July, 2011.

Melinda L. Hackney

Melinda L. Hackney, Executrix for Estate
of James F. Baggett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Melinda L. Hackney, Executrix for Estate of James F. Baggett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 8th day of July, 2011.

Aimee Denise Bobbitt

Notary Public
My Commission Expires: 5-05-2015

AIMEE DENISE BOBBITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.