BILL GARRETT, Davidson County
Trans:T20110076873 DEEDQC
Recvd: 12/06/11 08:40 3 pgs
Fees:18.00 Taxes:148.00
20111206-0094894

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 40,000.00

Affiant

Subscribed and sworn to before me this 5 day of December, 2011.

Notary Public

My Commission expires: 9-8-13

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Loretta Black 1102 Meridian Street Nashville, TN 37207	Loretta Black 1102 Meridian Street Nashville, TN 37207	08203024400

QUIT CLAIM DEED

WHEREAS, Loretta Black and Robert E. Campbell are the current owners as tenants in common of record of the improved property described below (the "Property");

WHEREAS, Robert E. Campbell died intestate on February 20, 2011 and his undivided one-half (½) interest in the property passed to his daughter Deborah Campbell-Sparks, by operation of law;

WHEREAS, Deborah Campbell-Sparks, as the sole heir-at-law of Robert E. Campbell, has signed an affidavit attesting to her being the sole surviving heir-at-law, said affidavit being attached as Exhibit "A" to this quitclaim deed; and

WHEREAS, the undersigned Deborah Campbell-Sparks desires to assign and quitclaim her undivided one-half ½) interest in the Property to Loretta Black.

KNOW ALL MEN BY THESE PRESENTS that Deborah Campbell-Sparks, for and in consideration of the sum of Forty Thousand and No/100 Dollars ($40,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Loretta Black, her heirs, successors, and assigns, her entire right title and undivided one-half (½) interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 162 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same land conveyed to Robert E. Campbell from Eddie Eugene Knight, Jr., by Warranty Deed of record in Deed Book 8868, Page 961, and the remaining land from a one-half (½) interest conveyed from Robert E. Campbell to Loretta Black, by Quitclaim Deed of record in Deed Book 9049, Page 878, both in the Register's Office for Davidson County, Tennessee

THIS is improved property known as 1102 Meridian Street, Nashville, Tennessee 37207

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 5th day of December, 2011.

Deborah Campbell-Sparks

DEBORAH CAMPBELL-SPARKS, Individually ans as
Administrator of the estate of Robert E. Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Campbell-Sparks, 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 5th day of December, 2011.

Regina M. Keith

Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-8-13

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Brentwood, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Brentwood, Tennessee.

(2) My father, Robert E. Campbell, died on February 20, 2011.

(3) At the time of his death my father was the legal title holder of a one-half undivided interest in the real property located in the attached quitclaim deed.

(4) I, being the sole surviving heir-at-law of the deceased, received the one-half (½) undivided interest in said property by operation of law.

(5) The actual consideration paid for this transfer is $40,000.00.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

12-5-11
Date

Deborah Campbell-Sparks
Deborah Campbell-Sparks

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Martha Ann Edwards Williams, 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 5th day of December 2010.

Regina M. Keith
Notary Public

REGINA M. KEITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires: 9-8-13