BILL GARRETT, Davidson County
Trans:T20120013476 DEEDQC
Recvd: 02/23/12 15:46 3 pgs
Fees:17.00 Taxes:0.00
20120223-0015964

THIS INSTRUMENT PREPARED BY:
Timothy T. Ishii, Attorney At Law
545 Mainstream Drive, Suite 320
Nashville, TN 37228

ADDRESS NEW OWNERS:
Barbara Faye Brunger
2204 Sandra Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Barbara Faye Brunger
2204 Sandra Drive
Nashville, TN 37210

MAP, GROUP AND PARCEL: Parcel and tax number #119-2-237.00

ADMINISTRATRIX'S QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that I, Barbara Faye Brunger, Administratrix for the Estate of Judy M. Denton, being one and the same person, is affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of JUDY M. DENTON was probated in the Probate Court of Davidson County, No. 10P68 on the 15th day of February, 2012. Be it known that Judy M. Denton and Barbara Faye Brunger owned the real property located at 2204 Sandra Drive, Nashville, Tennessee 37210, as Tenants in Common without right of survivorship.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, Barbara Faye Brunger, as Administratrix of the Estate of her late sister Judy M. Denton, does herby transfer and convey any and all interest owned by the Estate of Judy M. Denton to that certain real property described below to BARBARA FAYE BRUNGER solely.

> Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Sterling Heights Subdivision, Section V, as of record in Book 1835, page 37, Register's Office for said county.
>
> Said Lot No. 174 fronts 70 feet on the easterly margin of Sandra Drive and extends back between lines 161.7 feet on the northerly line and 148.3 feet on the southerly line to a broken line in the rear, measuring 75 feet thereon.
>
> Being the same property conveyed to Luther H. Denton, married and Judy M. Denton, unmarried pursuant to a deed from Thomas E. Mullins and wife, Dorothy E. Mullins by deed recorded in Book 7025, page 742, and as corrected by Book 7112, page 684, October 28, 1986. Subsequently, Luther H. Denton died intestate and his interest having vested in Edna Mae Denton, his spouse, Judy M. Denton and Barbara Faye Brunger, his daughters, and all his only heirs-at-law. Then Edna Mae Denton died testate February 1998 and devised her interest to Judy M. Denton by Last Will and Testament of record in Probate Case No. 98P-1108, Probate Clerk's Office for Davidson County, Tennessee. Also, see Executrix's

Deed of record in Instr. No. 20000613-0059069 and corrected in Instr. No. 20000718-0070835, said Register's Office. The said Judy M. Denton died intestate and her estate was administered in the above mentioned case and her interest having vested in her only heir-at-law, Barbara Faye Brunger.

This is improved property known as: 2204 Sandra Dr., Nashville, TN 37201

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

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

No abstract or survey furnished for preparation of this instrument.

The Preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representations whatsoever other than it has been accurately transcribed from the information provided.

Witness my hand this the 22nd day of February 2012.

Barbara Faye Brunger
BARBARA FAYE BRUNGER, ADMINISTRATRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a notary public in and for the said County and State, BARBARA FAYE BRUNGER, known to be the person (or proved to me on the basis of satisfactory evidence) whose name is subscribed to the foregoing instrument as Administratrix and who acknowledged to me that she executed her signature at each appropriate place which required signature for the purposes and consideration therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd day of February, 2012

Susan B. Evans
Notary Public

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-8-2012

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer, is $0.00.

Affiant

Sworn to and subscribed before me this 22nd day of February 2012.

Notary Public

My Commission Expires: 5-8-2012

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY