BILL GARRETT, Davidson County
Trans:T20120053222 DEEDQC
Recvd: 07/19/12 11:12 2 pgs
Fees:12.00 Taxes:0.00
20120719-0063541

THIS INSTRUMENT PREPARED BY:
Sean J. Martin, Esq.
DHPM, PC
1720 West End Avenue
Suite 300
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Sylvia Hornbuckle 121 Ruby Drive Hendersonville, Tennessee 37075	Same	060-16-0 070.00 060-16-0 071.00

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

Elva L. Joynes
Affiant

STATE OF TENNESSEE)
)
COUNTY OF Overton)

Sworn to and subscribed before me this 22 day of June, 2012.

CHARLES V. MAYFORD NOTARY PUBLIC AT LARGE OVERTON CO. TENN.

Chas V. Mayford
Notary Public
My Commission Expires: 11-17-2015

FOR AND IN CONSIDERATION OF no monetary consideration, Elva L. Joynes, Grantor, does hereby quitclaim and by these presents does hereby transfer and convey to Sylvia Hornbuckle all of my right, title, and interest in and to a certain tract and parcel of land, described as follows, to wit:

Being Lots Nos. 36 and 37 on the Map of Capitol View Subdivision of record, in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Delbert B. Joynes and wife, Inez M. Joynes by deed dated August 29, 1950 of record in Deed Book 1880, Page 289 Register's Office Davidson County, Tennessee. The said Inez M. Joynes having since died leaving Delbert B. Joynes as surviving tenant by the entirety. The said Delbert B. Joynes subsequently married Elva L. Joynes. Delbert B. Joynes died testate

March 18, 2001 his will being of record in will book 1780 page 326143 Probate Court of Davidson County, Tennessee and also of record in Instrument Number 20020819-0100178, Register's Office Davidson County, Tennessee. The grantor herein received a life estate in said will.

This is improved property known as 2810 Brunswick Drive, Nashville, Tennessee 37207. This conveyance is subject to all easements, restrictions, and any and all other matters which might affect the property.

Witness my hand this 22nd day of June, 2012.

Elva L. Joynes

Elva L. Joynes, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Overton)

Before me, a Notary Public in and for said State and County, personally appeared Elva L. Joynes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Overton County, Tennessee, this 22nd day of June, 2012.

CHARLES V. MAYNORD
NOTARY PUBLIC AT LARGE
OVERTON CO. TENN.

Charles Maynord

NOTARY PUBLIC

My Commission Expires: 11-17-2015