Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information
supplied by the parties

BILL GARRETT, Davidson County
Trans:T20120058217 DEEDQC
Recvd: 08/07/12 07:26 2 pgs
Fees:12.00 Taxes:0.00
20120807-0070035

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Edsel Ford Maggart, Jr.
360 Asheville School Road
Asheville, NC 28806

Send Tax Bills To:
Same

Map and Parcel
Map 131 04
Parcel 212 .00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mark Edwina Maggart** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Edsel Ford Maggart, Jr.** ("Grantee"), a fifty percent (50%) Tenant in Common interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 10 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the north side of Brookmeade Drive and runs back between lines, 149.2 feet on the west line, 149 feet on the east line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to **Mark Edwina Maggart** by Deed of Executor from **Edsel Ford Maggart, Jr., Executor of the Last Will and Testament of Will Edna Ragland**, dated July 9, 2012, of record in Instrument No. 20120716-0062075, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the restrictions, limitations and easements set out in an instrument of record in Book 1786, page 178, said Register's Office and also subject to the owner's certificate as set out on the Plan of said Subdivision which is of record in Book 1424, page 139, said Register's Office.

This is improved property known as **1128 Brookmeade Drive, Nashville, Tennessee 37204.**

As a result of this conveyance, **Mark Edwina Maggart** will own a fifty percent

(50%) interest in the real property described above as Tenant in Common and **Edsel Ford Maggart, Jr.** will own a fifty percent (50%) interest in the real property described above as Tenant in Common.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9th day of July, 2012.

Mark Edwina Maggart
Mark Edwina Maggart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark Edwina Maggart**, deceased, with whom I am personally acquainted and who acknowledged that as such Executor, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 9th day of July, 2012.

Lauren Schick
Notary Public

My Commission Expires: Sp. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Mark Edwina Maggart
Affiant

Sworn to and subscribed to before me, this the 9th day of July, 2012.

Lauren Schick
Notary Public

My Commission Expires: Sp. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013