THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO#S#.:
Corey J. Stringer, Esq. Baker, Donelson, Bearman & Caldwell 211 Commerce Street, Suite 800, Nashville, Tennessee 37201	Ms. Wynzelene A. Talley 1640 Stokley Lane Old Hickory, Tennessee 37138	3412 Meadowlake Terrace Nashville, Tennessee 37217	Ms. Wynzelene A. Talley 1640 Stokley Ln. Old Hickory, Tennessee 37138	136 10 0 078.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that Dorothy Edwards, an individual whose address is 2809 North Glass Avenue, Tyler, Texas 75502 ("Grantor"), for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quitclaim and convey unto Ms. Wynzelene A. Talley, an unmarried individual whose address is 1640 Stockley Lane, Old Hickory, Tennessee 37138, all of Grantor's right, title and interest in and to the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 438, on the Plan of Priest Lake Park, Section 7-A, as shown on the plat of record in Plat Book 5200, page 69 as amended in Book 6607, page 827, in the Register's Office for Davidson County, Tennessee, further described as follows:
>
> Said Lot No. 438 fronts 105 feet on the northerly margin of Meadowlake Terrace and extends back 150 feet on the easterly line and 181.74 feet on the westerly line to a dead line in the rear, measuring 109.69 feet thereon.

This being the same real estate inherited by Grantor upon the death of Ms. Cornelia Louise Dozier on February 13, 2009 in Nashville, Tennessee, as further explained on the Affidavit of Heirship, executed by Dorothy Edwards, Helen Cooke, Claris Andrews, Debbie Northcross, Reggie Northcross, Nycloette Andrews, and Wynzelene A. Talley and recorded herewith under Instrument No. * _____ in the Register's Office of Davidson County, Tennessee. *20120807-0070427

This being the same real estate conveyed to Ms. [Cornelia] Louise Dozier by Warranty Deed of record under Instrument No. 20050421-0044357 in the Register's Office of Davidson County, Tennessee. The foregoing legal description was taken from the previous deed of record, no new boundary survey having been prepared in connection with this conveyance.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

BILL GARRETT, Davidson County
Trans:T20120058563 DEEDQC
Recvd: 08/07/12 15:21 3 pgs
Fees:17.00 Taxes:0.00

20120807-0070428

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2914733-000001 07/19/2010

IN WITNESS WHEREOF, Grantor has executed this instrument this the 24th day of August, 2010.

Dorothy Edwards

Dorothy Edwards

ACKNOWLEDGMENT(S)

STATE OF Texas)

COUNTY OF Smith)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dorothy Edwards, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2010.

Notary Public

My Commission Expires:

1-11-2012

DAVID VALDEZ
Notary Public, State of Texas
My Commission Expires 01-11-2012

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 1st day of June ~~2010~~ 2011

Stephanie T. Casey
Notary Public

My Commission Expires:

09/09/14
#

STEPHANIE T. CASEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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2914733-000001 07/19/2010

(For Recording Data Only)