BILL GARRETT, Davidson County
Trans:T20120063208 DEEDQC
Recvd: 08/23/12 13:42 2 pgs
Fees:17.00 Taxes:0.00
20120823-0076002

QUITCLAIM DEED

State of Florida }
County of Sarasota)

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Sharon W. Maddux
Affiant

Sworn to and subscribed before me this 8 day of August, 2012.

Deborah A Sears
NOTARY PUBLIC

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

My Commission expires 11/14/12.

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sharon W. Maddux	**Same**	**05916004700**
1024 Deer Run		
Venice, FL 34293		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating an Estate in Fee Simple, I, **Sharon W. Maddux** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots No. 54 on an unrecorded Subdivision called "Hickory Heights", developed by American Realty and Insurance Company, and described according to a survey made by Z. J. Wilkinson, Surveyor, dated May 22, 1948, as follows:

Beginning at a point on the west margin of Avalon Drive, where the northern boundary of Lot No. 53 intersects with said Lot No. 54; thence 125.68 feet along the line dividing Lots 53 and 54 in a westerly direction; thence 50.1 feet in a northerly direction to the southern boundary of Lot 55; thence 128.45 feet along the line dividing Lots 54 and 55 in an easterly direction to the west margin of Avalon Drive; thence 50 feet along the west margin of Avalon Drive to the point of beginning.

The above description was generated from the draftsman's inspection of prior deeds, tax maps, and unrecorded plats, and no warranty is made by the draftsman regarding the accuracy and area of said legal description.

Being a part of the same property conveyed to M. H. Webb by deed from Joe B. Webb, Trustee, of record in Book 4376, page 370, register's Office for Davidson County, Tennessee, and being a part of the same property devised to Idanelle Webb from M. H. Webb, of record in Will Book 177, page 206, Probate Clerk's Office for Davidson County, Tennessee, the said Idanelle Webb having since died and devised said property to Sharon W. Maddux by will of record as Docket No. 12P-732, Probate Clerk's Office for Davidson County, Tennessee, said will also being of record in Instrument No. 20120518-0043219, Register's Office for Davidson County, Tennessee.

This is property known as 24-A Avalon Drive, Nashville, TN 37207.

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Sharon W. Maddux**, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand, this 8 day of August, 2012.

Sharon W. Maddux
SHARON W. MADDUX

ROBERT F. SPANN, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Sharon W. Maddux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of August, 2012.

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

Deborah A. Sears
NOTARY PUBLIC

My Commission Expires:

11/14/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of August, 2012.

Maxine A. Sims
NOTARY PUBLIC

My Commission Expires:

7/[illegible]/2015

MAXINE O. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN