BILL GARRETT, Davidson County
Trans:T20120063208 DEEDQC
Recvd: 08/23/12 13:43 2 pgs
Fees:17.00 Taxes:0.00
20120823-0076004

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

This instrument prepared by:

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

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.

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sharon W. Maddux	**Same**	**05916013200**
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 Lot No. 69 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, May 22, 1948, as follows:

Said Lot No. 69 begins at a point on the westerly margin of Avalon Drive, between the boundaries of Lots 68 and 69 of said Subdivision, and fronts 50 feet along the westerly margin of Avalon Drive, and runs back between parallel lines 168.23 feet on its southerly margin and 171.0 feet on its northerly margin, to a point in the rear connected by a line extending 50.1 feet.

Being a part of the same property conveyed to M. H. Webb by deed from Joe B. Webb, Trustee, of record in Book 4216, page 141, 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 property known as 54 Avalon Drive, Nashville, TN 37207

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

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

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.

NOTARY PUBLIC

My Commission Expires:

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