BILL GARRETT, Davidson County
Trans:T20120096774 DEEDQC
Recvd: 12/18/12 15:45 9 pgs
Fees:47.00 Taxes:0.00
20121218-0116625

# QUITCLAIM DEED

FROM:

Howard Wilks, Jr.
Chanita Wilks
Carol Bell
Sandra Eubanks
Joyce Buchanan
Renita Douglas
Charles Henry Scott
Katherine Scott
Kenneth Eugene Scott
Karen P. Scott

TO:

Sheila Faye Luster

**THIS INSTRUMENT PREPARED BY:**

L. R. DeMarco, Attorney at Law
RUTHERFORD & DeMARCO
Germantown Historic District
1312 Sixth Avenue North
Nashville, TN 37208
(615) 256-6681

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Sheila Faye Luster<br>89 Fairfield Avenue<br>Nashville, TN 37210 | SAME | 09316032000 |

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer is $ -0-

Kenneth Eugene Scott
AFFIANT

Subscribed and sworn to before me
this 7 day of November, 2012.

NOTARY PUBLIC

My Commission Expires: January 6, 2014

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

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Jimmie Lee Scott, Sr. and wife, Mai Alice Scott, were owners as tenants by the entireties in fee simple absolute of real property located at 89 Fairfield Avenue, Nashville, Tennessee 37210. The said Jimmie Lee Scott, Sr., died intestate in Nashville, Davidson County, Tennessee, on May 19, 1972. His wife, Mai Alice Scott, died intestate in Nashville, Davidson County, Tennessee on October 3, 2011. The said Jimmie Lee Scott, Sr., and Mai Alice Scott had the following adult children:

1. Jimmie Lee Scott, Jr., who died in Germany in 1982 leaving an adult son, Ernest Scott.

2. Mary Ann Wilks who died intestate in Nashville, Davidson County, Tennessee on November 7, 2006. She was unmarried at the time of her death and had the following children:

    a. Howard Wilks, Jr.,

    b. Chanita Wilks.

3. Betty Jean Patterson who died intestate on December 24, 2009, and had the following five (5) children:

a. Carol Bell

b. Sandra Eubanks

c. Joyce Buchanan

d. Renita Douglas

e. Sheila Faye Luster

4. Charles Henry Scott

5. Kenneth Eugene Scott

We hereby quitclaim to Sheila Faye Luster all of our right, title and interest in and to the following real property located in Nashville, Davidson County, Tennessee:

> Being the Northerly 31.5 feet of Lot No.1, the Northerly 31.5 feet of Lot No. 2, and the Northerly 31.5 feet of the Westerly 5 feet of Lot No. 3, on the map of Weakley and Warren's Resubdivision of Block "D", Hermitage Addition, as of record in Book 161, page 93, Register's Office for Davidson County, Tennessee.
>
> Beginning at the intersection of the East margin of Fairfield Avenue and the South margin of Fain Street, thence with the South margin of Fain Street S 88 degrees E 122.5 feet to an iron pin, which is 5 feet East of the line between Lots 2 and 3, thence S 3 degrees 30' S parallel to said line between Lots 2 and 3, 31.5 feet to a stake, thence N 88 degrees parallel to Fain Street 126 feet to the Easterly margin of Fairfield Avenue, thence with the Easterly margin of Fairfield Avenue N 9 deg. 30' E 31.5 feet to the point of beginning. All in accordance with survey and Plat by Norris H. Hickerson, Surveyor, dated March 24, 1951.
>
> Being the same property conveyed by Sam Garfinkle and wife, Eva R. Garfinkle, to Jimmie Lee Scott, Sr., and wife, Mai Alice Scott, of record in Book 2099, page 208, Register's Office for Davidson County, Tennessee.
>
> Katherine Scott, the wife of Charles Henry Scott, and Karen P. Scott, the wife of Kenneth Eugene Scott, join in this quitclaim deed to convey any marital interest they may have in said real property.

All heirs-at-law of Jimmie Lee Scott, Sr. And Mai Alice Scott, except Jimmie Lee Scott, Jr., who cannot be located, have joined in this quit-claim deed.

This is improved property known as 89 Fairfield Avenue, Nashville, Tennessee 37210.

**WITNESS** my hand this 7 day of November, 2012.

Howard Wilks Jr
HOWARD WILKS, JR.

Chanita Wilks
CHANITA WILKS

Carol Bell
CAROL BELL

Sandra D Eubanks
SANDRA EUBANKS

Joyce Buchanan
JOYCE BUCHANAN

Renita Douglas
RENITA DOUGLAS

Charles Henry Scott
CHARLES HENRY SCOTT

Katherine Scott
KATHERINE SCOTT

Kenneth Eugene Scott
KENNETH EUGENE SCOTT

Karen P. Scott
KAREN P. SCOTT

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Howard Wilks, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November, 2012 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chanita Wilks, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carol Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra Eubanks, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joyce Buchanan, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012.




My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Renita Douglas, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012.




My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Henry Scott, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November, 2012 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Katherine Scott, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November 2012 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Eugene Scott, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November, 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Karen P. Scott, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of November, 2012.

LAKRESHIA GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

NOTARY PUBLIC

My Commission Expires: January 6, 2014