Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130015378 DEEDQC
Recvd: 02/25/13 10:14 1 pgs
Fees:12.00 Taxes:0.00

20130225-0018406

The Actual Consideration or Value, Whichever is greater, for this transfer

Affiant Pamela F. Sharpe

Subscribed and sworn to before me this 13th day of February, 2013.

Notary Public

My Commission Expires: 3-22-2014

HOLLY D. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Virginia Maynard **6300 Henry Ford Drive** **Nashville, Tennessee 37209**	**SAME**	**09012014400**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jeannie M. Hansford**, by these presents does hereby transfer and quitclaim and convey unto **Virginia Maynard**, her successors and assigns, all of her rights, title, and interest in and to the following described tract of land:

Being Lot No. 161 on the Plan of Charlotte Park, Section 2, as of record in Book 2663, Pages 22 and 23, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Henry Ford Drive at the corner of lots Nos. 161 and 177; thence with the line between said two lots northeastwardly 127.3 feet to the corner of lots Nos. 161 and 162; thence with the line between said two lots southeastwardly 138 feet to the northwesterly margin of Bagleyshop Drive; thence with said Drive southwestwardly 89.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 37 feet to the northeasterly margin of Henry Ford Drive; thence with said Drive northwestwardly 83.6 feet to the beginning.

Being the same property conveyed to Francis M. Maynard and wife, Jennie M. Maynard by deed dated December 9, 1957 from Pete Turner and wife, Addie B. Turner of record in Book 2706, Page 379, Register's Office for Davidson County, Tennessee. The said Francis M. Maynard died survived by his wife, Jennie M. Maynard who thereafter died intestate on December 22, 1998 survived by her heirs at law, being her children, Juanita Dillingham, Virginia Maynard and Geraldine Rigsby. The said Juanita Dillingham has since died intestate on June 8, 2011 survived by her husband, Henry Dillingham, Jr. and children Pamela F. Sharpe, Douglas L. Dillingham, Jeffrey E. Dillingham and Jeannie M. Hansford.

This is improved property, **6300 Henry Ford Drive, Nashville, Tennessee 37209.**

WITNESS my hand this 12 day of February, **2013.**

Jeannie M. Hansford
Jeannie M. Hansford

STATE OF Tennessee
COUNTY OF Davidson

On this 12 day of February, ~~2012~~ 2013, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jeannie M. Hansford** the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand this 12 day of February, 2013.

Notary Public

My Commission Expires: 11/03/2013

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY