BILL GARRETT, Davidson County
Trans:T20140009073 DEEDQC
Recvd: 02/07/14 13:48 6 pgs
Fees:32.00 Taxes:0.00
20140207-0011080

THIS INSTRUMENT PREPARED BY: **Homer R. Ayers, Attorney-at-Law**
P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

Name & Address of Property Owner	Send Tax Bill to:	Map & Parcel No. :
Billie J. Myers, a widow : 1900 Tinnin Rd., Unit B-6 Goodlettsville, TN 37072		Map: 43-1 Parcel 34.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between SCUTTY SALES, INC., by and through its President, BILLIE J. MYERS, for the purpose of winding up the affairs of SCUTTY SALES, INC. , hereinafter referred to as the "GRANTOR", and BILLIE J. MYERS, A WIDOW, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, SCUTTY SALES, INC., the GRANTOR, has this day bargained, sold and quitclaimed unto BILLIE J. MYERS, A WIDOW, the GRANTEE, her heirs and assigns, all of the GRANTOR'S right, title and interest in certain real property in DAVIDSON COUNTY, Tennessee, said property being more specifically and particularly described as follows, to-wit:

> Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being known as Lots Nos. 1 and 2 on the Map of C. N. Smith's Subdivision, not of
> record and described according to a survey made by Anderson and Gee, Surveyors in July 1946, as follows:

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

Beginning at a concrete monument in the south margin of Old Hickory Boulevard, west of the entrance into Lena Bell Avenue; thence with the margin of Old Hickory Boulevard,
westerly 80 feet to the corner of Lots Nos. 2 and 3; thence with t he line between said lots southerly 135 feet to the northerly margin of an alley; thence with said margin of same, easterly 100 feet to the westerly margin of same, northerly 115 feet to a point, the beginning of a curve; thence around said curve having a radius of 30 feet, to the point of
beginning.

Being the same property conveyed to Scutty Sales, Inc., a Tennessee Corporation by deeddated December 14, 1994 filed for record in Book 9546, Page 636, Register's Office for Davidson County, Tennessee. Scutty Sales, Inc. was administratively dissolved by the Secretary of State for the State of Tennessee on August 20, 1999, and through the Minutes of the said Corporation winding up and liquidating its assets, the original of said Minutes being attached hereto as Exhibit A to this Deed and incorporated herein by reference, , BILLIE J. MYERS was named President of Scutty Sales, Inc. for the purpose of selling the assets of the corporation and the net proceeds from the said sale was to be paid to BILLIE J. MYERS. In a contract for the sale of the said property, including the improvements thereon to Christian John Formato and Lorenzo Formato, III, as Buyers, for a sale price of $130,000.00, the Buyers defaulted under the said contract by failure to pay the consideration on the scheduled closing date of December 17, 2013, as a result Scutty Sales, Inc. is now conveying the property to BILLIE J. MYERS, the resultant beneficiary.
BILLIE J. MYERS, is the widow of JAMES R. MYERS, the sole and only beneficiary under his Last Will and Testament and by separate instrument releases a Deed of Trust and Deed of Trust held by her on the real property described above of record in Book 9546, Page 640, Register's Office for Davidson County, Tennessee, in exchange for which, BILLIE J. MYERS is the rightful owner of all of the shares of stock and assets of SCUTTY SALES, INC.

WITNESS my hand on the day and date acknowledged below.

"GRANTOR

SCUTTY SALES, INC.

Billie J. Myers

BILLIE J. MYERS, PRESIDENT

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

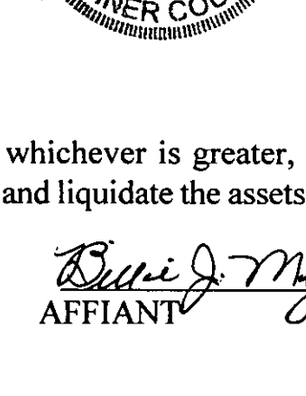
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BILLIE J. MYERS, with whom I am personally acquainted and who acknowledged herself to be the President of Scutty Sales, Inc., appointed to wind up the affairs of the said Corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as President.

WITNESS my hand and official seal, this the 5th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 6-26-2017



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

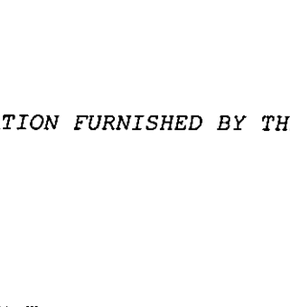
The actual consideration or value, whichever is greater, for this transfer is NONE, the transfer being made to wind up and liquidate the assets of the corporation.

Billie J. Myers
AFFIANT

Sworn to and subscribed before me this the 5th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: 6-26-2017



THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

Ex. A

Minutes for Winding Up and Liquidating the Corporate Assets of Scutty Sales, Inc.

These Minutes for winding up and liquidating the corporate assets of Scutty Sales, Inc. are made and entered into by BILLIE MYERS, DARRYL MYERS, VICKIE GRAHAM, and EDDIE HAWKINS, being the widow and children and the cousin of JAMES R. MYERS, deceased, and being the only persons who were involved in or had an interest in SCUTTY SALES, INC.

W I T N E S S E T H:

WHEREAS, on February 10, 1994, JAMES R. MYERS and wife BILLIE MYERS, entered into a contract with THIRD NATIONAL BANK, for the purchase of certain real property located at 598 Old Hickory Blvd., Madison, TN 37115 for a sales/purchase price of $41,000.00; and,

WHEREAS, prior to the closing of the transaction, on November 23, 1994, JAMES MYERS, TRUSTEE, filed the charter of SCUTTY SALES, INC., showing the registered office of the corporation as being 598 Old Hickory Blvd., Madison, TN 37115; and,

WHEREAS, on the 14th day of December, 1994, the transaction was completed and Gary R. Thompson, Successor Trustee, for Third National Bank, as Grantor conveyed the real property located at 598 Old Hickory Blvd., Madison, TN 37115, to Scutty Sales, Inc. c/o James R. Myers, Trustee, by deed of record in Book 6546, Page 636, Register's Office for Davidson County, TN.; and,

WHEREAS, the annual reports to the Secretary of State for the State of Tennessee show the President as being James R. Myers or Billie Jean Myers and the Secretary as being James E. Hawkins or Eddie Hawkins; and,

WHEREAS, on August 20, 1999, SCUTTY SALES, INC. was administratively dissolved by the Secretary of State for the State of Tennessee, for failure to file annual reports for the years 1998 and 1999, and no action was thereafter made for reinstatement of the said corporation; and,

WHEREAS, James R. Myers, died on May 27, 2008, leaving his wife Billie J. Myers, and his two children, Darryl Myers and Vickie Graham, as his only heirs at law; and,

WHEREAS, the estate of James R. Myers was never probated or administered upon because there were no assets that did not pass to his widow, Billie J. Myers, all debts were paid, and the value of his estate did not exceed the allowable exemption for Tennessee Inheritance Tax purposes; and,

WHEREAS, no actual business was done by SCUTTY SALES, INC., and, the real property located at 598 Old Hickory Blvd., Madison, TN 37115, is the only corporate asset of SCUTTY SALES, INC.

NOW, THEREFORE, the undersigned, being the widow, children and the only other person having an interest in SCUTTY SALES, INC., in order to wind up and liquidate the corporate assets of SCUTTY SALES, INC. take the following action in accordance with TCA Section 48-25-105 et. seq.

1. **BILLIE J. MYERS will serve as the President of SCUTTY SALES, INC. for the purpose of winding up and liquidating SCUTTY SALES, INC.**
2. **BILLIE J. MYERS is empowered to enter into a contract for the sale of the property at 598 Old Hickory Blvd., Madison, TN 37115, for such price and on such terms as she deems reasonable.**
3. **All of the net proceeds from the said sale of the said property shall be the sole and separate property of BILLIE J. MYERS.**

Witness our hands on the day and date acknowledged below.

Billie J. Myers
BILLIE J. MYERS

Darryl Myers
DARRYL MYERS

Vicki Graham
VICKIE GRAHAM

Eddie Hawkins
EDDIE HAWKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this the 18th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 6/26/2017

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY