THIS INSTRUMENT PREPARED BY:
BECK & BECK, Attorneys at Law, PLLC
4205 Gallatin Road
Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20140028984 DEEDQC
Recvd: 04/29/14 09:05 3 pgs
Fees:17.00 Taxes:0.00
20140429-0035730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One ($1.00) Dollar.

AFFIANT

Subscribed and sworn to before me this 4th day of April, 2014.

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public My Commission Expires: 12-6-2016

ADDRESS NEW OWNERS:
Volina Brown
219 Savely Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:
Same

MAP AND PARCEL: 43-11
PARCEL: 79

ADMINISTRATOR'S QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, VOLINA BROWN, for the Estate of Mary Ann Hooser, am affecting this quitclaim as a means of clarifying the title to this property. Under the laws of Probate of the State of Tennessee, the estate of MARY ANN HOOSER was probated in the Probate Court of Davidson County, No. 13P-1842 on November 22, 2013, Volina Brown was named Administrator of the Estate of MARY ANN HOOSER. (See attached Order of Small Estate) A corrected Order of Small Estate has been filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, to amend Decedent's name from MARY ANN HOOSER, to MARY LOU HOOSER. For and in consideration of the sum of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, VOLINA BROWN, have bargained and sold and hereby [convey,] remise, release and forever quitclaims to VOLINA BROWN and all of her heirs and assigns, such of their right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Archwood Acres, Section 1, as of record in Book 2133, page 120, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Archwood Drive at the corner of Lots Nos. 59 and 60; thence with the line between said two lots, eastwardly 236.82 feet to the southwesterly margin of a tract marked "Reserved"; thence with the westerly line of said tract northwardly 220 feet to the southerly margin of Roosevelt Avenue; thence with the same westwardly 188 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.42 feet to the easterly margin of said Archwood Drive; thence with the same, southwardly 138 feet to the beginning.

BEING the same property conveyed to Tommy W. Hooser and wife, Mary L. Hooser, by deed from Roy Wesley Rex and wife, Lorene H. Rex, dated May 15, 1969, recorded May 16, 1969, of record in Book 4333, page 807, in the Register's Office for Davidson County, Tennessee. The said Tommy W. Hooser, the same person as Tommy Wilton Hooser, died December 21, 1981, thereby vesting title in Mary L. Hooser, as surviving tenant by the entirety. The said Mary L. Hooser, the same person as Mary Ann Hooser, died February 5, 2013, leaving as her only heirs at law her children, Volina Brown, Tommy W. Hooser, Jr., Lyndie L. Eadler, Betty L. Hurt and James E. Hooser. Lyndie L. Eadler, Betty L. Hurt and James E. Hooser, are deceased, thereby vesting their interest to their surviving children, if any. James E. Hooser had no children. Lyndie L. Eadler's one-fourth share will divest in her son, Carl Eadler. Betty L. Hurt's one-fourth share will be divided equally and Bobby Hurt shall receive a one-eighth share and Dustin Hurt shall receive a one-eighth share. Volina Brown shall receive a one-fourth share and Tommy W. Hooser shall receive a one-fourth share.

Property known as 212 Archwood Drive, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14 day of April, 2014.

Volina M. Brown

VOLINA BROWN, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Volina M. Brown, a Notary Public, in and for said County and State, **Volina Brown** the within named 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 and official seal at office this the 14 day of April, 2014.

KAREN BURNETTE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12-6-16

Copy

IN THE SEVENTH CIRCUIT PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED

2014 APR 16 AM 8:26

RICHARD R. ROOKER, CLERK

IN THE ESTATE OF:	)	
	)	
HOOSER, MARY LOU	)	**NO. 13P-1842**
Deceased.	)	

CORRECTED ORDER OF SMALL ESTATE
PURSUANT TO T.C.A. 30-4-101 et. seq.

BE IT REMEMBERED, this 16th day of April, 2014, pursuant to Tennessee Code Annotated 30-4-101, et.seq. and upon the application of the Affiant, and for good cause shown to this Court, it is the opinion of the Special Master, that the Probate Court Clerk shall file the Small Estate Affidavit in order to allow the Affiant to administer the estate pursuant to the statute. This corrected Order is to correct the middle name of the Deceased to be "Mary Lou Hooser." All other matters of the filed estate are the same.

IT IS, THEREFORE, **ORDERED, ADJUDGED AND DECREED,** that the Clerk of the Probate Court, after filing such Affidavit, shall issue duly certified copies of this Order and Affidavit for presentation by the Affiant, **VOLINA BROWN.**

IT IS, FURTHER **ORDERED, ADJUDGED AND DECREED,** that the surety bond shall be waived pursuant to the conditions as set forth in T.C.A. 30-1-201.

ENTER this 16th day of April, 2014.

JOHN MANSON, SPECIAL MASTER

RESPECTFULLY SUBMITTED,

Martha C. Beck, Attorney
BPR# 014078
4205 Gallatin Rd.
Nashville, TN 37216
615-226-9000