This instrument prepared by:

ROBERT D. MASSEY
HENRY & MASSEY, ATTORNEYS
209 West Madison Street
Pulaski, Tennessee 38478

Owner: Venus M. Niaza
195 Hicks Rd.
Nash 37221

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TAX Bills:
Fidelity Federal
4th & Church
37219

MAVIS C. DANIELS

TO. . . QUIT CLAIM DEED

VENUS M. NIAZA

FOR AND IN CONSIDERATION OF THE LOVE AND AFFECTION and to correct an error made in a prior deed, I, MAVIS C. DANIELS, have this day bargained and sold and do hereby transfer and convey unto VENUS M. NIAZA, her heirs and assigns, the interest I heretofore had as tenant in common in the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Valley West, Section II, of record in Book 3600, page 86, Register's Office for said County.
>
> Said Lot No. 1 fronts 134.0 feet on the southwesterly margin of Hicks Road and extends back 203.72 feet on the northwesterly line and 249.0 feet on the southeasterly line to a dead line on the rear on which it measures 63.01 feet. Said property is also known as 195 Hicks Road.

AND BEING the same property acquired by the undersigned by deed of record in Deed Book 7076 at Page 861, RODCT.

~~TO HAVE AND TO HOLD~~ said property unto the GRANTEE, her heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described real estate; that I have a good and lawful right to sell and convey the same; and that the same is unencumbered. I bind myself, my heirs and assigns to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION PASSES upon the signing of this Quit Claim Deed and the TAXES will be paid as per the agreement between the parties.

This the 8th day of January, 1987.

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Mavis C. Daniels
MAVIS C. DANIELS

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me Robert D. Massey, a Notary Public in and for said State and County the within named bargainor, MAVIS C. DANIELS, who acknowledged that she executed the foregoing instrument as her free act and deed and for the purposes therein contained. Witness my hand and seal at office this 8th day of January, 1987. My commission expires 1/23/89.

Robert D. Massey
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ Quit Claim, which amount is equal to or greater than the amount property transferred would command at a fair and voluntary sale.

Mavis Daniels
AFFIANT

Subscribed and sworn to before me this 8th day of January, 1987. My commission expires 1/23/89.

Robert D. Massey
NOTARY PUBLIC

AMT. TAX PAID: $
NAME:
ADDRESS:

8 2 3 8 6

IDENTIFICATION REFERENCE

JAN 9 4 04 PM '87
FELIX Z. WILDER REGISTER
DAVIDSON COUNTY, TN