Furnished by Commonwealth Title Agency, Inc., Nashville, Tenn.

**FROM** BONNY L. HIGGINS

**TO** THOMAS M. BLACK, TRUSTEE

**AND**

**FROM** THOMAS M. BLACK, TRUSTEE

**TO** BONNY L. HIGGINS, et ux CAROL L. HIGGINS

## QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bonny L. Higgins et ux (NAME) | Collateral Mortgage, Ltd. (NAME) | 71-8-349 |
| 535 Edwin Avenue (STREET ADDRESS OR ROUTE NUMBER) | Post Office Box 10943 (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP) | Birmingham, Alabama 35202-0943 (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

STEWART & BLACK
333 Gallatin Road South
Madison, Tennessee 37115

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ NONE Thomas M. Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF Feb, 1991.

Ella W. Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-10-91

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety in Bonny L. Higgins et ux, Carol L. Higgins

~~We~~ I, Bonny L. Higgins

by these presents do hereby quitclaim and convey unto Thomas M. Black, Trustee, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being the easterly 40 feet of Lot No. 26 and the westerly 10 feet of Lot No. 25 on the Map of Rawls Tract Subdivision, Section 2, as of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the north margin of Edwin Avenue (also known as Edwin Street) 10 feet east of the corner of Lots Nos. 26 and 27; thence northerly parallel to the line between said lots, 184 feet to a point; thence easterly 50 feet to a point, which is 10 feet east of the corner of Lots Nos. 26 and 25; thence with the line between said lots 184 feet to the north margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Bonny L. Higgins, a single man, by deed from Jackie W. McDuffy and wife, Wanda K. McDuffy, of record in Book 5096, page 157, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 535 Edwin Avenue, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said THOMAS M. BLACK, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BONNY L. HIGGINS, et ux, CAROL L. HIGGINS, their

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF** we have hereunto set our hands on this the 21st day of February, 19 91.

Bonny L. Higgins
BONNY L. HIGGINS

Thomas M. Black
THOMAS M. BLACK Trustee.

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

8611 02/21 0101 03CHECK 6.00

Personally appeared before me, ELLA W. WOODALL, a Notary Public in and for said County and State, the within named, BONNY L. HIGGINS, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 1991.

Ella W. Woodall
Notary Public

My commission expires: 11-10-91

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

Personally appeared before me, ELLA W. WOODALL, a Notary Public in and for said County and State, the within named THOMAS M. BLACK, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 19 91.

Ella W. Woodall
Notary Public

My commission expires: 11-10-91

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IDENTIF. TREFERENCE

FEB 21 1 47 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.