THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
D. M. Huffines, et ux 105 Havering Chase Nashville, TN 37215	Same as New Owner	Map 34-3 Parcel 1

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between ELLA M. TIDWELL, by and through her attorney in fact, BOBBY DALE TIDWELL, hereinafter referred to as the "GRANTOR", and DONALD M. HUFFINES and wife, AILEEN T. HUFFINES, their heirs or assigns, hereinafter referred to as the "GRANTEES";

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, ELLA M. TIDWELL, by and through her attorney in fact, BOBBY DALE TIDWELL, the GRANTOR, has this day bargained, sold and quitclaimed unto DONALD M. HUFFINES and wife, AILEEN T. HUFFINES, the GRANTEES, their heirs and assigns, all of her right, title and interest in certain real property in Davidson COUNTY, Tennessee, described as follows, to-wit:

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, and being Lot No. 2 on the plan of Section Two Addition to Shepherd Hills as of record in Book 3842, page 27, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of Paula Drive being the southeasterly corner of the herein described Lot No. 2 and the northeasterly corner of Section 4 Shepherd Hills as of record in Book 2854, page 100, Register's Office for Davidson County, Tennessee; thence with the common line between the herein described Lot No. 2 and Section 4 Shepherd Hills N 52° 28' W, 360.04 feet to a point common corner of Lots 2 and 3 of above noted plan of Section Two Addition to Shepherd Hills; thence with the common line of Lots 2 and 3 N 37° 45' E, 321.63 feet to a point, common corner of Lots 2 and 3 and in the southerly line of L. A. Newman property; thence with the southerly line of Newman S 52° 13' E, 312.42 feet to a point on the westerly right-of-way line of Paula Drive; thence with the westerly right-of-way line of Paula Drive S 20° 37' 30" W, 68.40 feet to a point at the beginning of a curve; thence with said curve to the right (radius 600 feet) southwestwardly a distance of 172.35 feet; thence continuing with the southerly right-of-way line of Paula Drive S 37° 05' W, 84.96 feet to the point of the beginning and continuing 2.565 acres.

BEING part of the property conveyed to W. D. Tidwell and wife, Ella M. Tidwell, by deed from Buford L. Wright and wife, as of record in Book 1560, page 525, and by deed from J. L. Newman and wife, as of record in Book 3308, page 336, both in said Register's Office. And, the said W. D. Tidwell a/k/a William Doyle Tidwell died testate on August 1, 1991, at the age of 92 years, at which time the said property became vested in his wife, Ella M. Tidwell, in fee simple. The Last Will and Testament of W. D. Tidwell was filed for probate in the Probate Court for Davidson County, Tennessee, in ***The Matter of the Estate of W. D. Tidwell, deceased***, Docket Number 97873. The said estate remains open, but the undersigned represents and warrants that there are sufficient funds within the estate for the payment of all debts, taxes, administrative costs and expenses and other obligations owing by the said W. D. Tidwell during his lifetime or by reason of his death.

The above described property is being conveyed subject to Restrictive Covenants of record in Book 1169, page 198, Register's Office for Davidson County, Tennessee, if applicable, all matters appearing on the plan of record in Book 3842, page 27, said Register's Office, and all other matters apparent and of record.

This is a correction of a Quitclaim Deed filed for record in Book 8658, page 429, Register's Office for Davidson County, Tennessee, the purpose of which was to convey to the GRANTEES a 70 foot strip of land inadvertently retained by the Grantors in the Deed from W. D. Tidwell and wife, Ella M. Tidwell, to Donald M. Huffines and wife, Aileen T. Huffines, of record in Book 3376, page 35, Register's Office for Davidson County, Tennessee.

BOBBY DALE TIDWELL executes this Quitclaim Deed for and on behalf of Ella M. Tidwell under a Durable Power of Attorney recorded simultaneously herewith. The undersigned, BOBBY DALE TIDWELL, represents and warrants that the said Durable Power of Attorney is in full force and effect and has not been revoked by Ella M. Tidwell as of the date of the execution of this Deed.

WITNESS my hand on this the 12 day of August, 1992.

Ella M. Tidwell
Bobby Dale Tidwell

ELLA M. TIDWELL by
BOBBY DALE TIDWELL, Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 12th day of August, 1992, before me, personally appeared BOBBY DALE TIDWELL, to me known to be the person who executed the foregoing instrument on behalf of ELLA M. TIDWELL, and acknowledged that he executed the same as the free act and deed of the said ELLA M. TIDWELL.

WITNESS my hand and official seal this the 12th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 12th day of August, 1992.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

42021

MAIL ENV.

3.00