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THIS INSTRUMENT PREPARED BY:
Julian W. Blackshear, Jr., Esq.
PETWAY, BLACKSHEAR, CAIN & ENNIX
Attorneys at Law
208 Third Avenue, North
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Ms. Edwina Epps 2657 Combs Drive Nashville, TN. 37207	SAME	Map 60, Group 13 Parcel 108

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), the receipt of which is hereby acknowledged, I, ELNORA W. EPPS, GRANTOR, by these presents do hereby quitclaim and convey all of my right, title, and interest in and to the following described property to my beloved daughter, EDWINA EPPS, GRANTEE, her successors and assigns, to wit:

> Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Trinity Hills Village, Section One, Second Addition, as of record in Book 4175, page 79, Register's Office for said County.
>
> Said Lot No. 97 fronts 56.2 feet on the northerly margin of Combs Drive and extends back 124.2 feet on the easterly line and 130.4 feet on the westerly line to a dead line in the rear measuring 46.7 feet thereon.
>
> Being the same property conveyed to Ed Epps and wife, Elnora Epps, by deed from Trinity Hills Village, Inc., of record in Book 4446, page 520, Register's Office for Davidson County, Tennessee; the said Ed Epps having since died, the property is vested solely in Elnora Epps.

This is improved property known as 2657 Combs Drive, Nashville, Tennessee.

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

IN TESTIMONY WHEREOF, the GRANTOR has hereunto set her signature, this 30th day of September, 1994.

Elnora W. Epps
ELNORA W. EPPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELNORA W. EPPS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 30th day of September, 1994.

SHARON R. NIXON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sharon R. Nixon
NOTARY PUBLIC

My commission expires: 1/27/96

My Commission Expires JAN. 27, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Elnora W Epps
AFFIANT

SHARON R. NIXON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SWORN to and subscribed before me, this 30th day of September, 1994.

Sharon R. Nixon
NOTARY PUBLIC

My commission expires: 1/27/96

My Commission Expires JAN. 27, 1996

c:wd\deeds\qdEppsE

96323
IDENTIF. ↑ REFERENCE

94 OCT -3 PM 1:26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4255 10/03 0101 03CHECK 8.00