BOOK 10601 PG 219

| Address New Owner(s): | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| James H. Dawkins, *et al.*<br>120 Orchard Drive<br>Old Hickory, TN 37138 | Same | 71-15-183 |

**QUITCLAIM DEED**

FOR NO CONSIDERATION other than love and affection, and for the express purpose of making a conveyance to James H. Dawkins and wife, Maxine Dawkins, and Thomas Robin Miller and Dennis Scott Miller, ("GRANTEE"), the intent being that each party have a one-third ownership interest,

We, James H. Dawkins and wife, Maxine Dawkins, and Thomas Robin Miller ("GRANTOR"), by these presents, do hereby quitclaim and convey unto David O. Huff, Trustee, his successors and assigns, his interest in the following-described tract or parcel of land ("the property") in the State of Tennessee, Davidson County, to wit:

> Being Lots Nos. 235 and 236 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, of the Register's Office for said County, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Frederick Yebuah and wife, Letitia Yebuah, by deed from Rose Clark and husband, W.F. Clark, of record in Book 5233, page 92, said Register's Office, and being the same property conveyed to Carl Nortey Yebuah and Paul Nortey Yebuah, as to an undivided ½ interest by deed from Frederick Yebuah and wife, Letitia Yebuah, of record in Book 5392, page 703, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Warranty Deed to James H. Dawkins and wife, Maxine Dawkins, and Robin Miller, as found in Book 9116, page 727, said Register's Office.

This is improved property known as 1341 Pennock Avenue, Nashville, Tennessee 37207.

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

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AND NOW, I, the said David O. Huff, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth herein, do hereby quitclaim and convey unto James H. Dawkins and wife, Maxine Dawkins, as tenants by the entirety, and Thomas Robin Miller and Dennis Scott Miller, all tenants in common, 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 property.

Witness the signature of the GRANTOR, on this the 8th day of September, 1997.

James H Dawkins
JAMES H. DAWKINS

Maxine Dawkins
MAXINE DAWKINS

Thomas Robin Miller
THOMAS ROBIN MILLER

Witness the signature of the TRUSTEE, on this the 8th day of September, 1997.

by Maxine Dawkins
with Power of Attorney as recorded in book 6987 page 80
David O. Huff, Trustee
DAVID O. HUFF, TRUSTEE

State of Tennessee)
County of Davidson)

Personally appeared before me, Cynthia W. Sharp, a Notary Public in and for said County and State, the within named, James H. Dawkins and wife, Maxine Dawkins, and Thomas Robin Miller, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/20/99

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

BOOK 10601 PG 221

Personally appeared before me, Cynthia W. Sharp, a Notary Public in and for said County and State, the within named, David O. Huff, the Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of September, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 1/20/99

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State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $0.00 (no monetary consideration).

James D. Dawkins

Subscribed and sworn before me, this 8th day of September, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

CYNTHIA W. SHARP NOTARY PUBLIC AT LARGE DAVIDSON

My Commission Expires: 1/20/99

This instrument prepared by:
DAVID O. HUFF, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

Email

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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01346533