BOOK 10833 PG 236

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Joseph H. Davis
2112 15th Avenue
Nashville, Tennessee

SEND TAX BILL:
To *To Owner*

MAP AND PARCEL:
MAP 105-13
PARCEL 7

QUITCLAIM DEED

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 fee simple estate in Joseph H. Davis,

I, Joseph H. Davis, the only living heir of Selena B. Davis, hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 286, on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision of Belmont Heights, of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 286 fronts 50.1 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back 133.7 feet on the southerly line and 137.9 feet on the northerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Clarence E. Davis and wife, Selena B. Davis, by deed from James E. Gray and wife, Gladys T. Gray of record in Book 4123, Page 946, Register's Office for Davidson County, Tennessee. The said Clarence E. Davis having predeceased Selena B. Davis, who has since died intestate. The said Joseph H. Davis being the only living heir.

This is the same description as in previous deed of record.

This is improved property known as 2112 15th Avenue, Nashville, TN

Selena B. Davis and Selena G. Davis, as shown on death certificate, is one and the same person

THIS conveyance subject to such limitations, restrictions and encumbrances as may affect the premises.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Joseph H. Davis, his heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of March, 1998.

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Joseph H. Davis

Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph H. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 1-27-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 10th day of March, 1998.

My commission expires: 1-27-2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 10th day of March, 1998.

NOTARY PUBLIC
My Commission Expires: 1-27-2001

98 MAR 11 AM 11:55
IDENTIF. # REFERENCE
041083 4

4170 03/11 0101 01CASH 12.00

Exhibit "A"

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FIRST AMERICAN TITLE GUARANTY COMPANY

AFFIDAVIT AS TO HEIRS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of March, 1998, before me personally appeared: Spencer Brown, brother of the deceased, Selena B. Davis,

to me personally known, who being by me duly sworn, pursuant to Tennessee Code Annotated, Section 30-2-712, for the purpose of establishing ownership in the following described property, on oath did say that Affiant is familiar with the family history of Selena B. Davis, deceased who was the owner of the following property known as: 2112 15th Avenue South, Nashville TN 37212.

And that said decedent died on the 6th day of July, 1997, and that the place of residence and homestead, at the time of death, was as follows: 2112 15th Avenue South, Nashville TN 37212

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

Name of widow or widower - Clarence E. Davis, deceased

Divorced wife or husband

Children - Joseph H. Davis

Siblings

Adopted children

Decendants of deceased children

And Affiant further states that said decedent left no other children or adopted or descendants of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:

Names of minors

And said deceased did not leave a will

And that the debts against said estate have been paid.

T.C.A. Section 30-2-712 provides that whomever shall willfully corruptly and falsely swear to any statement in an affidavit of heirship known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E. Felony.

Spencer Brown

Spencer Brown

Subscribed and sworn to before me this the day and year above written

Grace H. Floyd

Notary Public

My commission expires: 1/27/2001

GRACE H. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE