This Instrument Prepared By:
Tri-State Title & Escrow, Inc.
5909 Shelby Oaks Drive, Suite 128
Memphis, Tennessee 38134
(901) 372-6679

Record and Return to:
Tri-State Title & Escrow, Inc.
5909 Shelby Oaks Dr., #128
Memphis, TN 38134

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that: Mirian Ruth Simpson and George Alvis Hicney, of the County of Davidson and State of Tennessee, for and in consideration of the sum of Ten ($10.00) Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto the said Mirian Ruth Simpson and George Alvis Hickey, as tenants in common, all his/her right, title and interest in and to the following described real estate, to-wit:

See Attached "Exhibit A"

BOOK 10957 PG 22

IN WITNESS WHEREOF, the undersigned has hereunto set his/her hand and seal this 21st day of May, 1998.

Mirian Ruth Simpson
Mirian Ruth Simpson

George Alvis Hicney
George Alvis Hickey
George Alvis Hickey
a/k/a Geroge Alvis Hickey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 1998, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Mirian Ruth Simpson and George Alvis Hicney a/k/a George Alvis Hickey, to me known to be the person(s) who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year first above written.

John Edward Bell Jr
Notary Public

JOHN EDWARD BELL JR. NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM. EXP. 4-1-2000

My Commission expires 4/1/2000

Property known as: 4406 Dakota Avenue
Nashville, Tennessee 38209.

Mail Tax Notice to:
Mirian Ruth Simpson and George Alvis Hickey, Owners
(at property address)

Parcel No. 91-16/0/133.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, that actual consideration for this transfer is $10.00

Jeri McGough
Affiant

Subscribed to and sworn before me this 21 day of May, 1998.

Notary Public

My Commission expires 4/14/2001

YVONNE L. WINSETT NOTARY PUBLIC AT LARGE SHELBY CO. TENNESSEE MY COMM. EXP. 4-14-2001

Do Not Write Below This Line - FOR REGISTER'S USE ONLY

0444801
IDENTIFICATION REFERENCE

98 JUN -2 PM 1:03
REGISTER
SHELBY CO. TENN.

MAIL ENV.

4403 06/02 0101 03CHECK 8.0

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 305 of Block 15 on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 305 fronts 50 feet on the northerly side of Dakota Avenue and sets back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mirian Ruth Simpson and George Alvis Hicney, as tenants in common, by Deed from Mirian Ruth Simpson, dated 7-15-93, recorded 8-4-93, in Book 9036, Page 39, in the Register's Office of Davidson County, Tennessee. (Also see holographic Will of Velma Lee Simpson at 8913-347.)

Property known as 4406 Dakota Avenue, Nashville, Tennessee 37209