BOOK 11340 PG. 874

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

James R. Elkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 12TH DAY OF May 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/01

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

JAMES RAYMOND ELKINS
4907 TENNESSEE AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:

JAMES RAYMOND ELKINS
4907 TENNESSEE AVENUE
NASHVILLE, TN 37209

MAP NO. 91.07.0
PAR NO. 142.00
12W-87160

98 FEB 16 AM 10:45 PICK-UP

IDENTIFIER + REFERENCE 0516916

6016 02/16 0101 03CHECK 10.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ESTATE OF CHARLES ELKINS

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

JAMES RAYMOND ELKINS, Individually

all of her right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND being in Davidson County, Tennessee, being Lot No. 818 and the east 13 feet of Lot No. 820 of Block 143, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lot and part of said lot adjoin and front together 38 feet on the south side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Charles Elkins by deed from Betty Jean Lloyd of record in Book 5126, page 325, R.O.D.C.

This is improved property, known as 4907 Tennessee Avenue, Nashville, TN 37209.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of May, 1998.

Charles Elkins
ESTATE OF CHARLES ELKINS
Marie Elkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Estate of Charles Elkins by Marie Elkins, Administratrix,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of May, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/01