Davidson County DEEDQC
Recvd: 10/23/00 11:31 2pgs
Fees:10.00 Taxes:0.00
20001023-0104638

This transfer is exempt from the Tennessee real estate according tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 4 day of October, 2000.

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

My Commission Expires: 7-7-04

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
2081 Business Center Dr.
Suite 165
Irvine, CA 92612

Address New Owner as Follows:
THE ROSEN J. ELLISON TRUST
1104 FERNBANK AVE.
MADISON, TN 37115

Send Tax Bill to:
ROSEN JAMES ELLISON
Trustee(s) of
THE ROSEN J. ELLISON TRUST
1104 FERNBANK AVE.
MADISON, TN 37115

Map Parcel Number:
052-09-0 007.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ROSEN J. ELLISON, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto ROSEN JAMES ELLISON Trustee(s) respectively, and his/her/their successors in trust for the benefit of ROSEN J. ELLISON, under the terms of THE ROSEN J. ELLISON TRUST, a Revocable Living Trust, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

PART OF LOT NO. 17 ON THE MAP OF MONTAGUE SUBDIVISION OF RECORD IN BOOK 421, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF EAST PALESTINE BOULEVARD AT THE INTERSECTION OF THE SOUTH LINE OF FERN BANK DRIVE, AS LOCATED ON THE PLAN OF RECORD IN BOOK 547, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE ALONG THE SOUTHERLY MARGIN OF FERN BANK DRIVE NORTHWESTERLY 286.6 FEET TO A POINT WHICH IS OPPOSITE THE SOUTHEAST CORNER OF LOT NO. 6 ON THE MAP OF A SUBDIVISION OF A PART OF LOT NO. 17 AS SHOWN IN THE PLAN IN BOOK 547, PAGE 100; THENCE CROSSING FERN BANK DRIVE AND ALONG THE NORTHEASTERLY LINE OF SAID LOT NO. 5 NORTHEASTERLY 180 FEET TO A POINT IN THE LINE BETWEEN LOTS NOS. 16 AND 17, THENCE NORTHERLY ON THE DIVIDING LINE OF LOTS NOS. 16 AND 17 NORTH 35 3/4° EAST 735.5 FEET TO A POINT WHICH IS THE CORNER OF A PART OF SAID LOT CONVEYED TO CHARLES U. COGGIN AND SON, INC. BY DEED FROM CHARLES U. COGGIN AND WIFE, OF RECORD IN BOOK 675, PAGE 758, SAID REGISTER'S OFFICE; THENCE ALONG THEIR SOUTHWESTERLY LINE SOUTHEASTERLY 400 FEET TO A CEDAR POST ON TOP OF A BANK IN THE LINE BETWEEN LOTS NOS. 17 AND 18; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTH 35 3/4° WEST 1049 FEET TO THE CENTER LINE OF EAST PALESTINE BOULEVARD; THENCE WITH THE CENTER LINE OF SAME NORTH 54½° WEST 220 FEET TO THE POINT OF BEGINNING.

BEING the same land conveyed to ROSEN J. ELLISON and PAULINE B. ELLISON (BEING NOW DECEASED) from JAMES E. CONVINGTON, Clerk and Master of said court by Deed of record in Deed Book 4071 Page 906, 907 & 908 in the Register's Office for DAVIDSON County, Tennessee.

This is improved property known as: 1104 Fernbank Dr.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 4 day of OCTOBER, 2000

Rosen J. Ellison
ROSEN J. ELLISON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and said county and state, ROSEN J. ELLISON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at MADISON Tennessee, this 4 day of OCTOBER, 2000.

T Scott Butler
Notary Public

My Commission expires: 7-7-04

T. SCOTT BUTLER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN.

This deed was prepared without the benefit of a title examination, and the attorney preparing same assumes no responsibility for the legal description.