OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF) TENNESSEE DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant: Margaret L. Sebree Albin

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5 DAY OF April, 2001

Notary Public

My Commission expires:

THIS INSTRUMENT PREPARED BY

Margaret L. Sebree Albin — 261 Village Green Dr., Nashville, TN 3721
NAME — ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Margaret L. Sebree Albin (NAME)	Margaret L. Sebree Albin (NAME)	73-7-28
261 Village Green Drive (ADDRESS)	261 Village Green Drive (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in Consideration of the sum of $10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I, Margaret L. Sebree Albin, a single woman, retaining a lifeestate in 1920 Avalon Drive Nashville, TN 37217; hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto ~~my~~ interest to Bruce de'Monte Sebree and Mario Ramerio Sebree and Cristina Marie Sebree 261 Village Green Dr. Nashville, TN 37217 hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A house and land located at 1920 Avalon Drive, in Davidson County, Tenn
Being Lot No. 22 on the Plan of Virginia Manor. as of record in Plat Bo
Page 22 in said Register's Office for Davidson County, Tennseesee
to which reference is made for a more complete description.

Being the same property conveyed to Joel B. Gannon and wife, Ladye L. Gannon, and Margaret L. Sebree, from Dorothy Jean Tucker, as of record in Book No.4078, Page 511, in said Register's Office in Davidson County, Tennessee. The said Joel B. Gannon and wife, Ladye L. Gannon have since died. The Lot runs 70 feet across the front of Avalon Driove, and 150 feet to the rear Line.
A Life Estate is expressly retained by Grantor, Margaret L. Sebree Albin. This conveyance is made subject to a mortgage in the amount of $51,000.00 secured by a Deed of Trust recorded in Book 10650, Page 950 in said Regis Office for Davidson County, Tennessee.

Grantees agree to care for the property deeded to them herein subject to the life estate of the Grantor.

Margaret L. Sebree AKA Margaret L. Sebree Albin.

unimproved (X)
This is improved ( ) property, known as 1920 Avalon Drive, Nashville, Tennessee 37216 (Inside Number) (Street) (City)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and ~~the~~ we covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein, and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 30th day of March, 19XX 2001

Margaret L. Sebree Albin

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDQC
Recvd: 09/12/01 15:22 2pgs
Fees:10.00 Taxes:0.00

20010912-0099600

INDIVIDUAL ACKNOWLEDGMENTS:

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 Margaret L. Sebree Allain, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 9th day of March, 2001

My Commission expires:

Mark A Manasco
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public