This Instrument Was Prepared By:
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Attorney at Law
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Nashville, Tennessee 37228

Davidson County DEEDQC
Recvd: 01/08/02 15:04 2pgs
Fees:12.00 Taxes:0.00
20020108-0002933

Address New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel**
Linda Epps 1721-A. Knowles Street Nashville, Tennessee 37208	SAME	Map **81-15** Parcel **358**

QUITCLAIM DEED

THIS DEED made and entered into this 7th day of January, 2002.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and good and other valuable consideration, I, JULIUS A. EPPS, GRANTOR, hereby grant, bargain, sell, convey, remise, release, and forever quitclaim to LINDA EPPS, GRANTEE, all my right, title, interest, claim or demand of GRANTOR in and to the following tract or parcel of land, lying and being in the County of Davidson and State of Tennessee, which is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the westerly 10 feet of Lot No. 16 on the Map of Bransford Realty Company Resubdivision of part of the Manlove's Addition, of record in Book 421, page 53, Register's Office for said County.
>
> Said Lot No. 15 and part of Lot No. 16 front and adjoin together 50 feet on the south side of Thompson Street and runs back between parallel lines 157 feet, more or less, to an alley.
>
> Being the same property conveyed to Julius A. Epps and wife, Elmarie L. Epps by deed from R. O. Mallernee and wife, Julia L. Mallernee of record in Book 2303, page 23, Register's Office for said County; the said Elmarie L. Epps having since died vesting said property solely in Julius A. Epps as surviving spouse.

This is unimproved property known as 1719 Knowles Street, Nashville, Tennessee

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TOGETHER with all rights, title, and interest, if any of the GRANTOR, in and to any streets and roads abutting the above described premises.

The GRANTOR conveys the premises herein granted unto the GRANTEE, the heirs or successors and assigns of said GRANTEE forever.

Julius A. Epps
JULIUS A. EPPS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before Brenda Maxwell a Notary Public in and for said County and State the bargainor, JULIUS A. EPPS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of January, 2002.

Brenda Maxwell
NOTARY PUBLIC

My commission expires: 01/29/05

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Julius A. Epps
Affiant

SWORN to and subscribed before me, this 7th day of January, 2002.

Brenda Maxwell
NOTARY PUBLIC

My commission expires: 01/29/05
