PREPARED BY:
Bill Hodde (#2268)
305 Rivergate Park Office Building
1994 Gallatin Road, North
Madison, TN 37115(615) 859-5588

Map Parcel Number
094-01-0 449.00

Davidson County DEEDQC
Recvd: 01/15/02 10:27 2pgs
Fees:12.00 Taxes:0.00

20020115-0005920

QUITCLAIM DEED

FROM:

KIMBERLY DENNING and DANIEL FINCH

TO:

NICOLE EARLE, Trustee

FROM:

NICOLE EARLE, Trustee

TO:

VERNON DALE CRISWELL

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) but for the express purpose of making a re-conveyance to VERNON DALE CRISWELL, individually, We, KIMBERLY DENNING and DANIEL FINCH, Grantors, by these presents do hereby quitclaim and convey unto Nicole Earle, Trustee, the following described tract or parcel of land, to-wit:

Improved property known as 2429 Branch Street, Nashville, TN.

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, being the southerly 35 feet of Lot No. 9 and the northerly 29 feet of Lot No. 10 on the Plan of J. R. Henderson's Subdivision, not of record, described according to a survey made by Boone Denton, Surveyor, March 3, 1926, as follows:

Beginning on the westerly margin of Branch, formerly McKinney Avenue at a point 128 feet north of the northeast corner of the property conveyed to Newt M. Mayberry and wife, by deed from Milton Bracey and wife, of record in Book 1471, page 261, Register's Office for said County; thence with said Avenue northwardly 64 feet to the southeast corner of the property conveyed to Floyd V. McElhiney and wife, by deed from Milton Bracey and wife, of record in Book 1553, page 125, said Register's Office; thence with said McElhiney's southerly line westwardly 213.6 feet; thence southwardly 64 feet; thence eastwardly 213.6 feet to the beginning.

BEING the same property conveyed to Robert Lewis Criswell by Warranty Deed from Robert Lewis Criswell, Vernon Dale Criswell, Jerry Wayne Criswell (joined by wife, Sandra Sue Criswell) and Carolyn Scott, the heirs of law of Robert Criswell and Helen L. Criswell, of record in Deed Book 11754, page 239, Register's Office for Davidson County, Tennessee. The said ROBERT LEWIS CRISWELL having since deceased, is survived by his heirs at law, namely: Kimberly Denning and Daniel Finch as of record in the Affidavit of Domicile (or Inheritance) file simultaneously herewith.

This conveyance is subject to any and all existing easements of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record and/or which otherwise may affect the premises.

And now, I, the said Nicole Earle, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set, do hereby quitclaim and convey unto VERNON DALE CRISWELL, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 11th day of January, 2002.

F:\WORDPERF\WP51MAIN\CRISWELL.B\ESTATE\BRANCHQC.DED

Kimberly Denning
KIMBERLY DENNING, Grantor

Daniel Finch
DANIEL FINCH, Grantor

Nicole Earle
NICOLE EARLE, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kimberly Denning + Daniel Finch, a Notary Public in and for said County and State, the within named, KIMBERLY DENNING AND DANIEL FINCH, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of January, 2002.

Notary Public: Misty Jill John My commission expires: 7/26/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nicole Earle, a Notary Public in and for said County and State, the within named NICOLE EARLE, Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of January, 2002.

Notary Public: Misty Jill John My commission expires: 7/26/03

Address New Owner(s) as follows:

VERNON DALE CRISWELL
3607 Baxter Avenue
Nashville, TN 37216

Send Tax Bills to:

SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is the assumption of a mortgage which is now in foreclosure, and no monetary consideration.

Vernon Dale Criswell
VERNON DALE CRISWELL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2002.

Notary Public: Misty Jill John
My commission expires: 7/26/03