Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20020404-0040793

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

QUITCLAIM DEED

FROM:
ROBERT JOHNSON HOWELL

TO:
CHARLES A. HOWELL, III

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 24th day of ~~February~~ March, 2002.

Angela M. Moore
Notary Public

March 27, 2004
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Charles A. Howell, III 1017 Clifton Lane Nashville, TN 37204	Same	118-01-0 141, 142, 143, 144 & 146

KNOW ALL MEN BY THESE PRESENTS that Robert Johnson Howell, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Charles A. Howell, III, his successors and assigns, his entire one-third (1/3) undivided right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot Nos. 1 and 2 and all of Lot Nos. 3 and 4 on the Plan of Idlewild as of record in Book 161, Page 120, Register's Office for said County and more particularly described according to an unrecorded survey prepared by Allen Trumbo, a surveyor licensed by the State of Tennessee and employed by Dale and Associates at the time the survey was initially prepared on March 23, 1993 and later revised on September 13, 1993, said survey being identified as Job Number 93032:

Beginning at an iron rod in the northerly margin of Halcyon Avenue, said point being a common corner between the property conveyed to Charles A. Howell, Jr. of record in Deed Book 1994, Page 430 and Deed Book 1174, Page 511 and Charles A. Howell Jr. and wife of record in Deed Book 2245, Page 571 and the property conveyed to Roger W. and Gloria B. Evans of record in Deed Book 4174, Page 780, R.O.D.C., TN;

Thence, along said road, S 84°42'26" W, a distance of 139.45 feet to an iron rod in the easterly line of the property conveyed to Continental Caterers of record in Deed Book 5951, Page 552, R.O.D.C., TN.;

Thence, with said property line, N 01°52'28" W, a distance of 70.33 feet to an iron rod;

Thence, D 89°00'31" W, a distance of 69.87 feet to an iron rod in the easterly margin of 12th Avenue South;

Thence, along said road, N 01°15'50" W, a distance of 74.52 feet to an iron rod in the southerly margin of Alley No. 958;

Thence, along said alley, N 84°42'28" E, a distance of 194.89 feet to an iron rod;

Thence, leaving said alley, S 07°25'34" E, a distance of 149.94 feet to the point of beginning and containing 0.578 acres of land more or less.

Being the same property conveyed to Charles A. Howell Jr. by deeds of record in Book 1174, Page 511, Book 1194, Page 430, Book 1195, Page 255; and to Charles A. Howell Jr. and wife, Helen B. Howell of record in Book 2245, Page 571, said Register's Office, the said Charles A. Howell, Jr. having since died, leaving all of his property to his wife, Helen Buchanan Howell, by his Last Will and Testament of record in Will Book 113, Page 414, Probate Court Clerk's Office for Davidson County, Tennessee. Thereafter, Helen Buchanan Howell died. In her Last Will and Testament of record in Will Book 162, Page 138, said Probate Court Clerk's Office, Mrs. Howell devised the above-described property equally to her three children, Charles A. Howell III, Robert Johnson Howell and Helen Howell Palmer-Ball.

Included within the foregoing description are two (I and II) tracts of property in which Robert Johnson Howell, the grantor named in this instrument, had previously quitclaimed all of his right, title and interest (consisting of a 1/3 undivided interest) to his brother, Charles A. Howell, III, the grantee named herein, said quitclaim deed having been recorded in Book 11171, Page 133, said Register's Office. It is the intention of the Grantor and Grantee that the Dale and Associates survey metes and bounds description set forth in this instrument be utilized henceforth in the chain of title in lieu of the descriptions for the various parcels contained in older deeds during the period that the combined tract was being assembled by Charles A. Howell, Jr. With this conveyance, Charles A. Howell, III now owns a 2/3's undivided interest in the property hereinabove described and his sister Helen Howell Palmer-Ball owns a 1/3 undivided interest in said property.

This is improved property forming part of what is known as 2700, 2702 and 2704 12th Avenue South and 1116 and 1118 Halcyon Avenue, Nashville, TN 37204.

The aforesaid property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including a deed of trust of record in Book 11171, Page 136, said Register's Office.

WITNESS our hands this 29th day of March, 2002.

Robert Johnson Howell

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

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

Witness my hand and official seal this 29th day of March, 2002.

Angela M. Moore
Notary Public

March 27, 2004
Commission Expiration Date

Angela M. Moore
Printed Name of Notary

ANGELA M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.