Davidson County DEEDQC
Recvd: 06/14/02 10:31 3pgs
Fees:17.00 Taxes:0.00
20020614-0072468

The Name and Address of the new owner is:

Derrick W. Dowell
1713 D. B. Todd Blvd.
Nashville TN 37208

Map 081-11-0

MAIL TAX BILLS TO:

GMAC Mortgage
100 Witmer Road
Horsham PA 19044-0963

Parcel Nos. 091.00, 092.00, 093.00

QUITCLAIM DEED

This Deed, made and entered into on the day and year written below by and between THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS, and the beneficiaries of said estate, namely, H. ANDREW JOHNSON, IV, GREGORY P. JOHNSON, ANDREA JOHNSON, AND DERRICK W. DOWELL, hereinafter referred to as, GRANTOR, and DERRICK W. DOWELL, hereinafter referred to as GRANTEE.

WITNESSETH:

For and in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, we THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS, and the beneficiaries of said estate, namely, H. ANDREW JOHNSON, IV, GREGORY P. JOHNSON, ANDREA JOHNSON herein the Grantor, hereby grants, bargains, sells, conveys, remises, releases and forever quitclaim to DERRICK W. DOWELL, herein the Grantee, all right, title, interest, claim or demand of theirs in and to the following described property, to wit:

SEE EXHIBIT "A"

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

TOGETHER with all rights, title, and interest, if any, of the grantors in and to any streets and roads abutting the above-described premises to the center line thereof.

The GRANTORS grant and convey the premises herein granted unto the GRANTEE, the heirs, successors and assigns of said GRANTEE forever.

IN WITNESS WHEREOF, the parties have hereunto set their signatures the day and date written below.

THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS

Dated: 6/6/02 By: _____
Gregory Paul Johnson, Executor

Dated: 6/6/02 _____
Gregory Paul Johnson, Individually

Dated: 6/8/02 _____
H. Andrew Johnson, IV

Dated: 6/8/02 _____
Andrea Johnson

STATE OF Maryland]
COUNTY OF Montgomery]

Before me Selma Barrientos, a Notary Public of the state and county aforesaid, personally appeared Gregory Paul Johnson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing document and who upon oath, acknowledged himself to be the Executor of THE ESTATE OF MINERVA HATCHER JOHNSON HAWKINS the within named bargainor, an estate, and that as such Executor, executed the foregoing document for the purposes therein contained, by signing the name of the estate by Gregory Paul Johnson as Executor.

Witness my hand and seal, at office in Montgomery, this 6th day of June, 2002.

SELMA BARRIENTOS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 30, 2004

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me Selma Barrientos, a Notary Public of the State and County aforesaid, personally appeared Gregory Paul Johnson, Individually with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Montgomery, this 6th day of June, 2002.

SELMA BARRIENTOS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 30, 2004

Notary Public

My Commission Expires: _____

STATE OF ~~TENNESSEE~~] OHIO
COUNTY OF ~~DAVIDSON~~]
CUYAHOGA

Before me Earl Williams, JR., a Notary Public of the State and County aforesaid, personally appeared H. Andrew Johnson, IV, Individually with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Cuyahoga, this 6th day of June, 2002.

EARL WILLIAMS, JR., Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

Notary Public

My Commission Expires: _____

STATE OF ~~TENNESSEE~~] OHIO
COUNTY OF ~~DAVIDSON~~]
CUYAHOGA

Before me Earl Williams, JR., a Notary Public of the State and County aforesaid, personally appeared Andrea L. Johnson, Individually with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the individuals who executed the foregoing instrument as their own free act and deed.

Witness my hand and seal, at office in Cuyahoga, this 6th day of June, 2002.

EARL WILLIAMS, JR., Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

Notary Public

My Commission Expires: _____

The actual Consideration or value of this transfer, whichever is greater, is $-0-.

Affiant

Sworn to and subscribed before me this 14th day of June 2002.

My Commission expires 01-29-05

Notary

NOTARY PUBLIC AT LARGE

Exhibit "A"

Being land in Davidson County, Tennessee and more particularly described as follows:

Parcel 091.00:

Land in Davidson County, Tennessee, being parts of lots No. 253 and 254, and the southerly one-half of a 16-foot alley immediately north of said property on the map of Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County, described together as follows:

Beginning on the westerly margine of 18th Avenue, North at the northeast corner of the property conveyed to W. D. Hawkins, Jr. by deed from Aaron L. Allen and wife, of record in book 1912, page 564, said Register's Office; thence with Hawkins' northerly line, westerly 150 feet; thence northerly 58 feet to the center of a 16-foot alley, now closed; thence with the center of said alley, easterly 150 feet to the westerly margin of 18th Avenue, North; thence with said Avenue, southerly 58 feet to the beginning.

Being also the same property conveyed to W. D. Hawkins, Jr. & Minerva H. Hawkins, by deed of record in Book 3812 Page 509 Register's Office Davidson County, Tennessee.

Parcel 092.00:

Land in Davidson County, Tennessee, being parts of lots Nos. 253 and 254, on the map of Harding's Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County, described together as follows:

Beginning at the northwest corner of Osage Street and 18th Avenue North; thence with the westerly margin of 18th Avenue North, northwardly 100 feet; thence westwardly 85 feet; thence southwardly and parallel with the westerly margin of said 18th Avenue, North 100 feet to the northerly margin of Osage Street thence with the easterly 85 feet to the beginning, the said depth is more or less.

Being also the same property conveyed to Derrick W. Dowell by deed of record, instrument # 20010912-0099667, Register's Office Davidson County, Tennessee.

Parcel 093.00:

Beginning at a point ninety (90) feet more or less from the Northwest corner of Osage Street and Eighteenth Avenue, North; North, northwardly One Hundred (100) feet; thence westwardly Sixty (60) feet more or less; thence southwardly and parallel with the western margin of Eighteenth Avenue, North, One Hundred (100) feet to the northwardly margin of Osage Street; thence with the same, eastwardly Sixty (60) Feet more or less to the beginning.

Being the same property conveyed to W. D. Hawkins, Jr., and wife, Minerva H. Hawkins, by deed of record in Book 3071 Page 91 Register's Office Davidson County, Tennessee.

Said property is known as 1713 D. B. Todd Blvd, Nashville TN 37208.

This Deed was Prepared
By - Renard Hirsch, Atty.
one Vantage Way, Suite B-105
Nashville TN 37228
615-242-5005