QUITCLAIM DEED

MATTHEW L. SELLINGER ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

(AFFIX SEAL)

MY COMMISSION EXPIRES: 1/28/06

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/22/02

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jannie Higgins and Robert Higgins	SAME	52-05-111.01
(NAME) 1105 Fernbank	(NAME) SAME	
Madison, TN,37115	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Jannie Higgins, HEREINAFTER CALLED THE GRANTOR(S), HEREBY QUITCLAIMS TO JANNIE HIGGINS AND ROBERT HIGGINS WIFE ANF HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This is improved ☒ unimproved property, known as 1105 Fernbank, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever 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 my/our hands this 7/22/02.

Jannie Higgins

Davidson County DEEDQC
Recvd: 07/31/02 09:38 2pgs
Fees:12.00 Taxes:0.00
20020731-0091601

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared JANIE Higgins, and acknowledged that he/she/they executed the foregoing Quitclaim Deed as the Grantor for the purposes contained therein.
Witness my hand and official seal at _____ Tennessee this _____.

Commission expires: October 25, 2005

CAROLYN A. WOOD NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Notary Public

MY COMMISSION EXPIRES

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EXHIBIT A

Land in Davidson County Tennessee being part of Lot No. 17 on the Map of Montagus Subdivision as of record in Book 421, page 129, Register's Office for said County, described according to a survey made by Hickerson & Hickerson Engineers follows: Beginning at an iron pin at the southeasterly margin of Fernbank Avenue said point being north 36deg. 53min. east 516 feet from the margin of Palestine Avenue thence with margin of said Frenbank Avenue North 36deg. 53min. East eroneously referred to in prior deeds as south 36deg. 53min. east 57feet to a point thence north 53deg. 07min. west 25 feet to an iron pin thence north 36deg. 53min. east 451 feet to an iron pin thence south 53deg. 07min. east 233.8 feet to a point thence south 36deg. 53min. west 508 feet to an iron pin thence the said Mary Ann Merlin having since died.

Being the same property conveyed to Jannie Higgins and Florence Good as tenants by the entirety by Deed from Jack A. Merlin and wife, Margaret Kay Merlin dated 8/8/74, recorded 8/13/74 in Book 4842, page 951, Register's Office for Davidson County, Tennessee. The said Florence Good died 11/8/88, a resident of Davidson County, Tennessee, survived by Jannie Higgins, as the surviving tenant by the entirety.