Return to.

Instrument Prepared By:
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 09/11/02 14:33 2pgs
Fees:12.00 Taxes:0.00
20020911-0110909

Address New Owners as Follows:
Ruby Hicks & James Hicks
1721 Glenridge Drive
Nashville, Tennessee 37221

Send Tax Bills To:
Same as New Owner

Map-Parcel:
142-13OB-109.00CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy in common, **Ruby Hicks, unmarried,** does hereby quitclaim and convey her interest unto **Russell J. McCann, Trustee**, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Being all of Lot No. 109, Riverside Subdivision, Phase 3, Revision One, of record in Instrument Book # 200012080121080 and revised in Book 2001040032691, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ruby Hicks, unmarried, by Warranty Deed from Rochford Realty & Construction Co., Inc. of record at Instrument # 2001 080600 83611, Register's Office for Davidson county, Tennessee, dated July 27, 2001.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 30th day of August, 2002.

Ruby Hicks

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Ruby Hicks, unmarried, and James Hicks, unmarried,** the same property herein above described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby Hicks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2002.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2002.

Notary Public

My Commission Expires: 11-22-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN