PICK-UP

FROM: ESTATE OF MARY ELIZABETH ELLIS

TO: R. B. YOUNG, TRUSTEE

Davidson County DEEDQC
Recvd: 12/05/02 11:28 3pgs
Fees:22.00 Taxes:0.00
20021205-0149905

AND

FROM: R. B. YOUNG, TRUSTEE

TO: JOHN DENTON

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
John D. Denton	John D. Denton ~~Traders National Bank~~	092-13-0
923 Fatherland St, ~~3304 Nevada Ave.~~	923 Fatherland St, ~~P. O. Box 1000~~	363.0
Nashville, TN ~~37209~~ 37206	Nashville, TN 37206 ~~Tullahoma, TN 37388~~	

FOR AND CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION AND FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE A FEE SIMPLE TITLE IN JOHN DENTON, **THE ESTATE OF MARY ELIZABETH ELLIS** BY **DOROTHY E. WILSON** AND **VIVIAN E. JOHNSON** AS CO-EXECUTRIXES, BY THESE PRESENTS DO HEREBY QUITCLAIM AND CONVEY MY INTEREST UNTO **R. B. YOUNG, TRUSTEE**, A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HIS SUCCESSORS AND ASSIGNS, THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

LAND in Davidson County, Tennessee being the easterly 15 feet of Lot No. 99 on the Plan of Hortense Place of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee. Said part of Lot No. 99 fronts 15 feet on the northerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property occupied by Robert Ellis and wife, Mary Elizabeth Ellis, since the purchase of the property from Tennessee Land and Auction Company, a partnership, of record in Book 2878, Page 156 in 1959 and noted in the Property Ownership Records of the Mapping Service Section of the Metropolitan Planning Agency for Davidson County, Tennessee as of November 1964 and upon which record the original deed was shown to be "errata" and for which Robert Ellis and Mary Elizabeth Ellis have since occupied said property and paid all property taxes and assessments since 1959. Robert Ellis having predeceased Mary Elizabeth Ellis and the probate proceedings for the Estate of Mary Elizabeth Ellis being filed under Docket Number 01P-1986 in the Probate Court for Davidson County, Tennessee.

Mary Elizabeth Ellis and Elizabeth Ellis is one and the same person.

The above description is not the same as in the prior deed of record.

This is improved property known as **3304 Nevada Avenue, Nashville, Tennessee 37209**.

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

And now, I, the said **R. B. Young, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my interest unto **John D. Denton**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and $100

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 4th day of December 2002.

DOROTHY E. WILSON – Co-Executrix

VIVIAN E. JOHNSON – Co-Executrix

R. B. YOUNG - Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dorothy E. Wilson** and **Vivian E. Johnson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executrixes of the Estate of Mary Elizabeth Ellis, a corporation, and they as such Co-Executrixes, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate corporation by themselves as Co-Executrixes.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December 2002.

NOTARY PUBLIC

My commission expires: September 30, 2004

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 **R. B. Young, Trustee**, 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 at Nashville, Tennessee this 4th day of December 2002.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 30, 2005

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is: **$ NONE.**

Subscribed and sworn before me,
this the 12/13 day of December 2002.

Affiant

NOTARY PUBLIC

My commission expires: September 30, 2006