THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904, 303 Frances Street
Goodlettsville, Tennessee 37072

Davidson County DEEDQC
Recvd: 02/11/03 09:37 2pgs
Fees:12.00 Taxes:0.00

20030211-0018531

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jozella M. Temple 4117 Edwards Avenue Nashville, TN 37216	Same as New Owner	Map 61-06 Parcel 94

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between L. RUSSELL TEMPLE, hereinafter referred to as the "GRANTOR", and JOZELLA M. TEMPLE, hereinafter referred to as the "GRANTEE":

WITNESSETH:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, L. RUSSELL TEMPLE, the GRANTOR, does hereby transfer, convey and quitclaim all of his right, title and interest in the property below described to JOZELLA M. TEMPLE, with the full intent and purpose to vest the said JOZELLA M. TEMPLE, with title thereto in fee simple, and by this conveyance the said JOZELLA M. TEMPLE, her heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly 58 feet of the southerly 68 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision, as of record in Book 547 (erroneously shown in previous deeds as Book 546), pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 135 fronts 58 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to L. Russell Temple and Jozella M. Temple, as tenants in common, by deed from Juanita Frances Briggs, joined by her husband, Maurice Briggs, of record in Instrument No. 20020408-0042277, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 4117 Edwards Avenue, Nashville, TN 37216.

By her signature hereto, the GRANTEE, JOZELLA M. TEMPLE, agrees that she will assume the balance of all existing mortgages on the real property herein described, pay all payments due to be paid in a timely manner, and indemnify and hold harmless the GRANTOR, L. RUSSELL TEMPLE, his heirs or assigns, from any cost, expense or judgment relating to any claim, demand or suit

concerning the said mortgage or mortgages, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

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

IN WITNESS WHEREOF, L. RUSSELL TEMPLE and JOZELLA M. TEMPLE, have hereunto set their hands on this the 7 day of February, 2003.

L. RUSSELL TEMPLE

JOZELLA M. TEMPLE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. RUSSELL TEMPLE and JOZELLA M. TEMPLE, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 7 day of February, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 7 day of February, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Dec. 6, 2005