Davidson County DEEDQC
Recvd: 04/07/03 13:57 4pgs
Fees:22.00 Taxes:0.00
20030407-0045742

map & parcel
093-16-018.00

QUITCLAIM DEED

New owner &

THIS INSTRUMENT PREPARED BY:

Trippe S. Fried, Esq.
144 Second Avenue North., Suite 200
Nashville, TN 37201

SEND TAX BILLS TO:

Janet Howard
92 Fain Street
Nashville, TN 37210

THIS INSTRUMENT is made and entered into on this the 17th day of December, 2002, in resolution of a dispuite arising from the administration of the Estate of Joe Willie Ridley, Sr., opened for probate in the Seventh Circuit Court for Davidson County, Tennessee, and being Case No. 00P1061, pursuant to the agreement of certain heirs of said estate and Janet Howard, a tenant-in-common with the estate's decedent to the real property described below as set forth by Warranty Deed recorded in Book 8620, page 588, Register of Deeds for Davidson County Tennessee;

FOR AND IN CONSIDERATION of certain mutual covenants set forth in an agreement reached by said heirs and Ms. Howard in mediation, which covenants are set forth in a writing filed with the Seventh Circuit Court for Davidson County, Tennessee, Case No. 00P1061, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Joe W. Britton, Robert A. Britton, Samuel Ridley, Marcus Ridley, Larry Ridley, Sheila Ridley and Josephine Ridley, hereinafter the "Grantors," do hereby convey, transfer, remise, release, relinquish and quitclaim unto Janet Howard, hereinafter the "Grantee," her heirs and assigns, all of Grantors' right, title and interest in and to the following describe property having the address of 92 Fain Street, Nashville, Tennessee 37210:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Subdivision of the Kocsis Property, not of record, being sometimes called Lot No. 3 in the Division of said property, and more particularly described as follows:
>
> Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 165 feet to an alley; thence West with the south margin of said alley, 36 feet to a point; thence South 165 feet to the north margin of Fain Street; thence East with said street, 36 feet to the point of beginning,.
>
> Being the same property conveyed to Joe W. Ridley, Sr. and Janet Howard, as tenants-in-common, by Wayne Stevens d/b/a M & W Investments by Warranty Deed of record in Book 8620, Page 588, Register's office for Davidson County, Tennessee.
>
> Being further the same property one-half of which passed pursuant to the law of intestate succession in the State of Tennessee to the heirs at law of Joe W. Ridley, Sr., namely Joe W. Britton, Robert A. Britton, Samuel Ridley, Marcus Ridley, Larry Ridley, Sheila Ridley and Josephine Ridley, upon the death of Joe W. Ridley, Sr., who died intestate on October 24, 1999, possessed at the time of his death of said property as a tenant-in-common.

IN WITNESS WHEREOF, Grantors have duly executed this instrument on the date first written above.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April 20 03.

Vicki S. Johnson
Deputy Register

Joe W. Britton, Grantor

Robert A. Britton, Grantor

Samuel Ridley, Grantor

Marcus Ridley, Grantor

Larry Ridley, Grantor

Sheila Ridley, Grantor

Josephine Ridley, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared JOE W. BRITTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.

Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

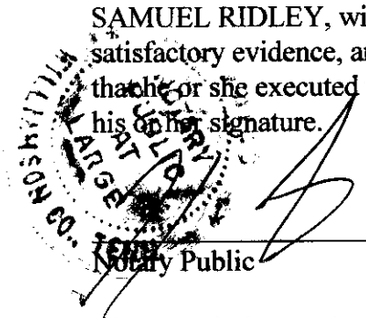
BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared ROBERT A. BRITTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.

Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared SAMUEL RIDLEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.

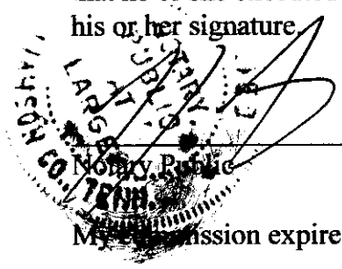


Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared MARCUS RIDLEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.

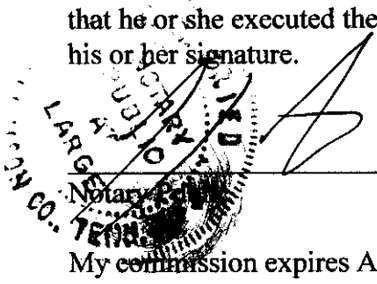


Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared LARRY RIDLEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.



Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared SHEILA RIDLEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.

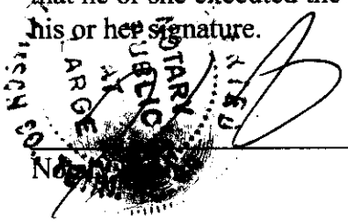


Notary Public

My commission expires April 3, 2006.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, a Notary Public of the State and County aforesaid, personally appeared JOSEPHINE RIDLEY, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself or herself to be a Grantor, and that he or she executed the foregoing instrument for the purpose therein contained, by so affixing his or her signature.



Notary Public

My commission expires April 3, 2006.