THIS INSTRUMENT WAS PREPARED BY:
KIRK C. WAITE
7100 EXECUTIVE CENTER DR.
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $5,000.00.

Cecile Duffer
by: Natalie N Waites
Affiant Atty in Fact

Subscribed and sworn to before me this 18th day of NOVEMBER, 2003.

STEPHANIE J. MCVAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Stephanie J McVay
NOTARY PUBLIC

My Commission Expires: 7/21/07

Davidson County DEEDQC
Recvd: 11/19/03 12:26 9pgs
Fees:48.00 Taxes:18.50
20031119-0168823

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mrs. Cecile Duffer 1106 Seventh Avenue Albany, GA 31707	Same	104-11 - 12

SPECIAL QUITCLAIM DEED

THIS CONVEYANCE made this 18th day of November, 2003, by and between Cecile Duffer, hereinafter called "Grantee," and Betty Jo Bell, Frances Ann Heidt, Sammie Jo Smith, Teresa Nell Bell, Wesley Jane Bell, and Roy Andrew Bell, hereinafter called Grantors;

WITNESSETH:

WHEREAS, Annie L. McQuiston, deceased, a resident of Davidson County, Tennessee, died on May 17, 1989; and

WHEREAS, Annie L. McQuiston, at the time of her death, was the owner of real estate located in Davidson County, Tennessee, known as 2718 Acklen Avenue, and more particularly described in Exhibit "A" attached hereto; and

WHEREAS, Annie L. McQuiston, deceased, left a will that was admitted to probate in the Probate court of Davidson County, Tennessee; and

WHEREAS, said will bequeathed and devised the residuary estate of the deceased to the deceased's nephew, Charles E. Duffer, and her niece, Betty Jo Bell, Charles E. Duffer receiving

ninety (90%) percent of the residuary estate and Betty Jo Bell receiving ten (10%) percent; and

WHEREAS, the property described in Exhibit "A" attached hereto was a part of the residuary estate; and

WHEREAS, on the 19th day of June, 1989, Betty Jo Bell executed a Receipt, Waiver and Release that purports to renounce any interest she had in any real estate of Annie L. McQuiston, deceased; and

WHEREAS, the legal effect of the Receipt, Waiver and Release is questionable as to whether Charles E. Duffer or the issue of Betty Jo Bell received the interest of Betty Jo Bell in said Estate; and

WHEREAS, the issue of Betty Jo Bell are Frances Ann Heidt, Sammie Jo Smith, Teresa Nell Bell, Wesley Jane Bell, and Roy Andrew Bell; and

WHEREAS, the said Charles E. Duffer died in Albany, Dougherty County, Georgia, on February 7, 2003; and

WHEREAS, Charles E. Duffer left a will dated August 28, 2002, that was admitted to probate in the Probate Court of said county and state on March 21, 2003; and

WHEREAS, said will left Charles E. Duffer's estate to his wife, Cecile Duffer, as the sole legatee; and

WHEREAS, Charles E. Duffer's interest in the property described in Exhibit "A" attached hereto constituted a part of the deceased's estate; and

WHEREAS, the will of Charles E. Duffer was granted Ancillary Probate Without Formal Administration by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on July 22, 2003; and

WHEREAS, there is a question whether the Receipt, Waiver and Release signed by Betty Jo Bell on June 19, 1989, as aforesaid, vested Charles E. Duffer with the fee simple estate in the property described herein on Exhibit "A" attached hereto; and

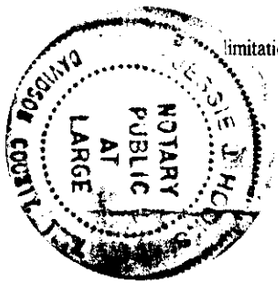
WHEREAS, it is the intent of this instrument to convey all the right, title and interest the Grantors may have in and to said property to the Grantee.

NOW THEREFORE, for and in consideration of Five Thousand ($5,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Grantors have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Cecile Duffer, her heirs and assigns,

their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.



WITNESS my hand this 26 day of Sept, 2003.

Betty Jo Bell
BETTY JO BELL

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, Jessie J. Hooks, a Notary Public in and for said County and State, the within named Betty Jo Bell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of Sept, 2003.

Jessie J Hooks
NOTARY PUBLIC

My Commission Expires: 5/28/06

WITNESS my hand this 7 day of October, 2003.

Frances Ann Heidt [redacted]
FRANCES ANN HEIDT
Frances A. Bond
Frances A. Bond

STATE OF Florida)
COUNTY OF Levy)

Frances Ann Heidt a/k/a

Personally appeared before me, Frances A. Heidt Bond, a Notary Public in and for said County and State, the within named Frances Ann Heidt, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Capital City Bank, Inglis FL, this 7 day of October, 2003

Jacalyn Starbird [redacted]
NOTARY PUBLIC

My Commission Expires: 3-19-07

JACALYN STARBIRD
Notary Public - State of Florida
My Comm. Expires Mar 19, 2007
Commission # DD194950
Bonded By National Notary Assn.

WITNESS my hand this 27 day of Sept, 2003.

SAMMIE JO SMITH

STATE OF CALIFORNIA)
COUNTY OF PLACER)

Personally appeared before me, BARRY A. ROSS, a Notary Public in and for said County and State, the within named Sammie Jo Smith, the Grantor, with whom ~~I am personally acquainted~~, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ROCKLIN, CA, this 27th day of SEPT., 2003.

NOTARY PUBLIC

My Commission Expires: 3-31-06

BARRY A. ROSS
COMM. # 1349262
NOTARY PUBLIC • CALIFORNIA
PLACER COUNTY
Comm. Exp. MARCH 31, 2006

WITNESS my hand this 28th day of October, 2003.

Teresa N. Bell
TERESA NELL BELL

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, Janine M Tucker, a Notary Public in and for said County and State, the within named Teresa Nell Bell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 6800 Baum Dr, Knoxville TN, this 28 day of OCTOBER, 2003

Janine M. Tucker
NOTARY PUBLIC

My Commission Expires: 9/4/2006

JANINE M. TUCKER NOTARY PUBLIC AT LARGE KNOX CO. TENN.

WITNESS my hand this 2nd day of October, 2003.

Wesley Jane Bell
WESLEY JANE BELL

STATE OF Tenn)
)
COUNTY OF Davidson)

Personally appeared before me, Wesley Jane Bell, a Notary Public in and for said County and State, the within named Wesley Jane Bell, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 2nd day of October, 2003



Mary P Dunn
NOTARY PUBLIC

My Commission Expires: 9/30/2006

WITNESS my hand this 25th day of September, 2003.

ROY ANDREW BELL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Beverly J. Lee, a Notary Public in and for said County and State, the within named Roy Andrew Bell, the Grantor, 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 Davidson Co., Tennessee this 25th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 3-26-05

BEVERLY J. LEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Map showing the Rich Re-subdivision of certain lots in Stokes and Marshall's Subdivision, as of record in Book 547, page 172, Register's Office for said County.

Said Lot No. 39 fronts 50.0 feet on the northerly side of Acklen, formerly Marshall, Avenue and runs back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Annie L. McQuiston, a widow, by deed from Sam W. Huddleston and wife, June H. Huddleston, of record in Book 2499, page 449, Register's Office for Davidson County, Tennessee; the said Annie L. McQuiston having since died and the Will of Annie L. McQuiston of record in Will Book 167, page 358, Probate Court Clerk's Office for Davidson County, Tennessee, having devised a 90% interest in said property to Charles E. Duffer and a 10% interest in said property to Betty Jo Bell; the said Charles E. Duffer having since died and the Will of Charles E. Duffer of record in Will Book 74, pages 45-54 of the Probate Court Clerk's Office for Dougherty County, Georgia,* having devised his interest in said property to his wife, Cecile Duffer.

*and of record in Volume 5406/1190376 in the Probate Court Clerk's Office for Davidson County, Tennessee