Davidson County DEEDQC
Recvd: 12/08/03 10:56 2pgs
Fees:12.00 Taxes:0.00
20031208-0175702

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Alice E. Southern, a widow,** for the purpose of relinquishing my ownership, by these presents do hereby quitclaim and convey to **James Garey Southern, unmarried, and Phyllis Ann Southern Norman, married,** all of my right, title, life estate and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Highview Acres Subdivision, Section 2, as of record in Book 2854, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 begins at a point in the west margin of Jonquil Drive at the common front corner of Lots 103 and 104; thence 185.7 feet westwardly to the common rear corner of Lots 103 and 104; thence 125 feet southwardly to a point in the north margin of Verbena Drive; thence with said margin 151.4 feet eastwardly to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east, thence to the north 38.4 feet to a concrete monument in the west margin of Jonquil Drive; thence with said margin 82.2 feet to the beginning.

Being the same property conveyed to James B. Southern and wife, Alice E. Southern by deed from Joe Grubbs, Jr., and wife, Nancy C. Grubbs, of record in Book 3158, Page 503, Register's Office for Davidson County, Tennessee. James B. Southern having predeceased his wife on 3/21/94, per Certificate of Death issued by the Tennessee Department of Health of record in the State of Tennessee, Office of Vital Records.

This is improved property is known as 218 Verbena Drive, Nashville, Tennessee 37211.

This instrument was prepared from information furnished by the parties.

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

WITNESS my hand and seal on this 1st day of December, 2003.

Alice E. Southern

Alice E. Southern

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 Alice E. Southern, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2003.

Notary Public

My commission expires:
5-28-06

PATRICIA D. CAVITT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of December, 2003.

Notary Public

My commission expires:
5/28/06

ADDRESS OF NEW OWNERS:
James Garey Southern and
Phyllis Ann Southern Norman
218 Verbena Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

Map/Parcel:
136160-03500