Davidson County DEEDQC
Recvd: 12/11/03 12:43 2pgs
Fees:13.00 Taxes:39.31
20031211-0177819

Prepared by:
Monica D. Edwards, Esq.
1130 Eighth Avenue, South
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER: Ann Green, et al.
4206 Drakes Hill Drive
Nashville, TN 37218

SEND TAX BILLS TO: SAME

MAP: 81-16 Parcel 489
81-16 Parcel 355

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION the receipt of which is hereby acknowledged, I, **MORRIS ERROL TIPTON, JR.**,GRANTOR, do hereby quitclaim and convey unto **ANN LOUISA TIPTON GREEN, EUGENE TIPTON and MINALYN DALE MARTIN GOLDSBOROUGH**, GRANTEE herein, their heirs and assigns, all of my rights, title and interest in our property being described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

TRACT I

BEING part of Lots Nos. 15 and 16 on the Map of McGavock, Wetmore & Others' Second Addition to Nashville, called Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of 14th Avenue North, 100 feet north of the north margin of Jefferson Street; thence easterly parallel to the north margin of Jefferson Street 71 feet to a point; thence northerly 43.8 feet to a point in the south margin of an alley; thence with the margin of the same westerly 71 feet to the easterly margin of 14th Avenue North; thence with the margin of the same southerly 43.8 feet to the beginning.

TRACT II

LAND in Davidson County, Tennessee, being the south part of Lot No. 16 and the south part of the west 12 feet of Lot No. 15 on the Map of D.T. McGavock, et al, Addition of record in Book 21, Page 41, Register's Office for said County.

SAID parts of said lots adjoin and front together 71 feet on the north side of Jefferson Street and runs back between parallel lines, along the east margin of 14th Avenue, North 100 feet to a dead line.

BEING the same property vesting in Ann Louisa Tipton Green, Eugene Tipton, Minalyn Dale Martin Goldsborough and Morris Errol Tipton, Jr., as evidenced by Affidavit of Inheritance of record as Instrument #20021121-0144828, Register's Office for Davidson County, Tennessee.

THE CONVEYANCE IS BEING JOINED IN BY MELODY TIPTON, SPOUSE OF MORRIS ERROL TIPTON, JR., FOR THE PURPOSE OF CONVEYANCE ANY AND ALL RIGHTS SHE MAY HAVE IN THE PROPERTY DESCRIBED HEREIN ABOVE, BY VIRTUE OF MARRIAGE TO GRANTOR.

This is improved property known as 1222 Jefferson Street, Nashville, TN 37208.

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

IN WITNESS WHEREOF, we have hereunto set our hands, on the date indicated below our signatures.

Morris Errol Tipton, Jr.
MORRIS ERROL TIPTON, JR.
Date: 12-10-03

Melody Tipton
MELODY TIPTON
Date: 12-10-03

STATE OF Alabama)
COUNTY OF Madison)

On this the 10th day of December, 2003, before me personally appeared **MORRIS ERROL TIPTON, JR.**, 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.

Farrisa Oliveras
NOTARY PUBLIC My Commission Expires: My Commission Expires June 27th 2006

FARRISA OLIVERAS NOTARY PUBLIC ALABAMA-STATE AT LARGE

STATE OF Alabama)
COUNTY OF Madison)

On this the 10th day of December, 2003, before me personally appeared **MELODY TIPTON**, bargainor, 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.

Farrisa Oliveras
NOTARY PUBLIC My Commission Expires: My Commission Expires June 27th 2006

FARRISA OLIVERAS NOTARY PUBLIC ALABAMA-STATE AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **Ten Thousand Six Hundred Twenty Five ($10,625.00) Dollars.**

Tonya R. Green
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 11th day of December, 2003.

Monica Edwards
NOTARY PUBLIC My Commission Expires: 07/30/05

NOTARY PUBLIC STATE OF TENNESSEE