This Instrument Prepared By:

BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255

Nashville, Tennessee 37214

(615) 885-0223

Davidson County DEEDQC
Recvd: 01/14/04 09:19 2pgs
Fees:12.00 Taxes:0.00
20040114-0005628

ADDRESS NEW OWNER & TAX BILL

Vincent P. Higgins

106 Marita Ave.

Goodlettsville, Tennessee 37072

MAP **33-8**

GROUP

PARCEL **47**

PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Tracy L. Higgins** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Vincent P. Higgins,** hereinafter called the "GRANTEE", his heirs and assigns, **all my interest** in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Gatewood, Section I, of record in Book 3300, pages 47 thru 52, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being all the same property conveyed to **Tracy L. Higgins, (a 1/4 undivided interest)** by deed from Hugh D. Higgins and wife, Wanda E. Higgins of record in Instrument # 20031218-0180391 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent P. Higgins and wife Tracy L. Higgins by deed from Cynthia J. Watts, (a 1/4 undivided interest) of record in Instrument # 20040102-0000869 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent P. Higgins and wife Tracy L. Higgins by Deed from Wendell E. Higgins, (a 1/4 undivided interest) of record in Instrument # 20040102-0000870 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 106 Marita Ave., Goodlettsville, Tennessee 37072.

Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 16th day of December , 2003.

Tracy L. Higgins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State **Tracy L. Higgins,** the 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 Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of December , 2003.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of December , 2003.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN My Commission Expires 09/08/2007

My Commission Expires: