Davidson County DEEDQC
Recvd: 01/15/04 14:30 2pgs
Fees:12.00 Taxes:0.00

20040115-0006426

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ -0-

Joseph C. Britton
Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 9th DAY OF Jan, 2004.

Kristen L Arwood
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-07

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, TN 37027

KRISTEN L. ARWOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

FROM:

Nona Ensley, Theodore B. Britton,
and Hollis Benjamin Britton

TO:

Hollis T. Biffle, Jr., and
Joseph C. Britton, Jr.

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hollis T. Biffle, Jr., et al 1723 Pecan Street Nashville, TN 37208	Same as New Owner	081.20-0-152.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Nona Ensley, Theodore B. Britton, and Hollis Benjamin Britton, have bargained and sold and do hereby quitclaim, transfer and convey any and all interest which they have in the hereinafter described property to Hollis T. Biffle, Jr., married, and Joseph C. Britton, Jr., unmarried, their heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 21 in John A. Bell's Subdivision of the Fox Lands, as of record in Book No. 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 50 feet on the southerly side of Howard Street, and runs back between parallel lines 142 feet to an alley.

Being the same property conveyed to Hollis Biffle and wife, Aileen Biffle, by Deed from Robert Summers, Sr., recorded April 22, 1949, in Book 1368, page 305, Register's Office for Davidson County, Tennessee. The said Hollis Biffle and Aileen Biffle having since died. The said Hollis Biffle having died on July 20, 1964, and the said Aileen Biffle having died on June 19, 1988, leaving as her sole heirs at law, her son, Hollis T. Biffle, Jr., and daughter, Callie Biffle Britton. The said Hollis Biffle, aka Hollis T. Biffle Jr., having conveyed his interest in said property to Hollis Biffle, aka Hollis T. Biffle, Jr., and Joseph C. Britton, Jr., by Quitclaim Deed dated October 29, 1999, and recorded November 5, 1999, in Book 11733, page 209, said Register's Office; Nona Endsley, Theodore H. Britton, and Hollis Benjamin Britton, the sole surviving issues of Callie Biffle Britton, by Affidavit of Heirship of record in Instrument No. 20040115000 6425, said Register's Office.

This is improved property known as 1723 Pecan Street, Nashville, TN 37208.

In Witness Whereof, I have hereunto set my hand and signature on this the 7th day of January, 2004.

Nona Ensley
Nona Ensley

Theodore B. Britton
Theodore B. Britton

Hollis Benjamin Britton
Hollis Benjamin Britton

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 7th day of January, 2004, before me personally appeared, Nona Ensley, Theodore B. Britton, and Hollis Benjamin Britton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 7th day of Jan, 2004.

Kristen L Arwood
NOTARY PUBLIC

My Commission Expires: 9-18-07

KRISTEN L. ARWOOD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN