Davidson County DEEDQC
Recvd: 01/20/04 12:52 2pgs
Fees:12.00 Taxes:0.00

20040120-0007444

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

File #02-1700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Clarence A. Ashburn**, hereinafter called the **Grantor**, by these presents does hereby Quitclaim unto **Clarence A. Ashburn and wife Mary C. Ashburn**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in Davidson County, Tennessee, being identified and described as Tract II in that instrument of record in Book 4548, page 424, RODC, and being a part of the R.L. Alexander tract of 18.84 acres, of part of the H.B. Chadwell Tract as of record in Book 421, page 61, RODC, and according to surveys made by H. Gee, Surveyor, dated October 24, 1963, November 24, 1963, and February 20, 1964, described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1,224 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin, thence with said margin of Howse Avenue South 9 degrees 16 min. West 110 feet to a point, thence leaving said margin, North 80 degrees 44 min. West 300 foot to a point, Thence North 9 degrees 16 min. East 110 feet to a point, thence South 80 degrees 44 min. East 300 feet to the point of beginning. Also being identified as Tax Map 052-06-0 100.00 for Davidson County, Tennessee.

Being the same property conveyed to Clarence A. Ashborn by Quitclaim Deed of record as Instrument No. 20031215-0179107, RODC. Clarence A. Ashborn and Clarence A. Ashburn are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 732 Howse Avenue, Madison TN 37115.

GLORIA L. NOLEN NOTARY PUBLIC AT LARGE STATE OF TN

WITNESS THE EXECUTION HEREOF this 20th day of Jan, 2004

Clarence A. Ashburn

Clarence A. Ashburn

State of Tennessee)
County of Davidson)

On this 20th day of January '04 before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Clarence A. Ashburn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Gloria L. Nolen
Notary Public

My Commission Expires: 11-01-2005

GLORIA L. NOLEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00** .

Mary C. Ashburn
Affiant

Sworn and subscribed before me on this the 20th day of January '04

Gloria L. Nolen
Notary Public

My Commission Expires: 11-01-2005

GLORIA L. NOLEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Clarence A. Ashburn and wife Mary C. Ashburn 732 Howse Avenue Madison, TN 37115	SAME	52-6-100