STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 20 04.

Deputy Register

THIS INSTRUMENT WAS PREPARED BY:

Robert J. Turner & Assoc., P.C. **PICK-UP**
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 01/30/04 14:21 2pgs
Fees:12.00 Taxes:0.00

20040130-0011883

QUITCLAIM DEED

FROM: VAN PATTON

TO: PATRICIA RUCKER

Address New Owner(s) as follows:

1922 Cephas Street
Nashville, Tennessee 37208

Map 81 Group 7/426

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that VAN PATTON, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto PATRICIA RUCKER, her heirs, successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 7 feet of Lot No. 31 and the northerly 23 feet, 5 inches of Lot No. 32 on the Plan of the Subdivision of Lot No. 1, of the Woodard Property, called "Maple Grove" as of record in Book 57, page 83, Register's Office for said County.

Said parts of Lots Nos. 31 and 32 front together 30 feet 5 inches on the easterly side of 10th Avenue North, formerly Maple Street, and run back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Claud L. Bush and wife, Virgle M. Bush, by deed from Lydin Biggs and Mildred Dunn Fitts, of record in Book 2802, page 423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Deed of Trust. A.H. Thomas, Trustee, of record in Book 2825 page 429, Register Office for Davidson County, Tenn. payable to Southern Federal Savings and Loan Association; also Deed of Trust 3024, page 255, R.O.D.C., Tenn.

Being the same property conveyed to William Patton and Ella Patton by warranty deed of record from Claud L. Bush and wife, Virgie M. Bush, Book 3573, page 97, Register's Office for Davison County, Tennessee.

Van Patton is an hier of Ella Patton who died intestate, William Patton having predeceased her.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 13th day of July, 2003.

Van Patton
VAN PATTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named VAN PATTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2003.

Rebecca Ann Stevens
NOTARY PUBLIC

My Commission Expires: November 26, 2005