THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDQC
Recvd: 02/17/04 09:05 2pgs
Fees:18.00 Taxes:139.12
20040217-0017775

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett M. Drake and Bernice S. Dawson 1126 East Delmas Avenue Nashville, Tennessee 37216	Same 2414 Seifried St. Nashville, TN 37208	Map 072-10-0 Parcel 189.00

FOR AND IN CONSIDERATION of love and affection and the monetary consideration stated hereafter, and for the express purpose of making a re-conveyance to create a joint tenancy with rights of survivorship, I, Everett M. Drake, unmarried, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

Being Lot No. 27 and the easterly half of Lot No. 28 in Eastmoor Place, a Subdivision by B.R. Kennedy of part of Lots Nos. 3 and 4 and all of Lot No. 5 in the Division of Mrs. Lucinda Litton's Land, as of record in Book 547, Pages 177 and 178.

Said Lot No. 27 fronts 55 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Said part of Lot No. 28 fronts 30 feet on the southerly side of East Delmas Avenue and runs back between parallel lines, 234.3 feet to a dead line.

Being the same property conveyed to Everett M. Drake by deed from Frank Drake and wife, Annie Lee Drake, of record in Book 5809, Page 246, Register's Office for Davidson County, Tennessee.

This instrument prepared upon information furnished by the parties and without the benefit of title examination.
This is improved property known as 1126 East Delmas Avenue, Nashville, TN 37216.

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

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Everett M. Drake and Bernice S. Dawson, expressly as joint tenants with rights of survivorship, not as tenants in common, their heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of February, 2004.

EVERETT M. DRAKE

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Everett M. Drake, the bargainor, 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 12th day of February, 2004.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 01-29-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2004.

NOTARY PUBLIC

My commission expires: 01-29-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $37,600.00, to create a joint tenancy with rights of survivorship.

AFFIANT

Sworn to and subscribed before me this 12th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 01-29-05