Davidson County DEEDQC
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Fees:23.00 Taxes:159.10
20040225-0021571

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue; Suite 1500
Nashville, Tennessee 37203

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
George Leon Jones 11832 Mangrove Lane Cincinnati, Ohio 45246	SAME	Map 95-11 Parcel 145 3CZ05325

QUITCLAIM DEED

WHEREAS, a certain tract or parcel of land in Davidson County, Tennessee and described in greater particularity below (hereinafter the "Property"), was titled in the name of Bette C. Jones a/k/a Bette Jane Cantrell Jones; and

WHEREAS, Bette Jane Cantrell Jones died on December 31, 2000, and her Will was probated through the Probate Court for Davidson County, Tennessee (Case No.01P-512); and

WHEREAS, the Last Will and Testament of Bette Jane Cantrell Jones specifically devises the Property to her three children, Eddie Ray Jones, Philip Stephen Jones and George Leon Jones; and

WHEREAS, Eddie Ray Jones and Philip Steven Jones hereby wish to quitclaim all of their interest in the Property to George Leon Jones;

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eddie Ray Jones, unmarried, and Phillip Stephen Jones (collectively and separately "Grantors"), do

hereby quitclaim and convey to George Leon Jones, an individual, his successors and assigns ("Grantee"), all of Grantors' right, title and interest in and to the Property:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Merry Oaks s/d, Section 2, of record in Book 2133, page 8, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Bette C. Jones, by deed from John Nolen Kennedy and wife, Debora Darlene Kennedy of record in Book 6829, page 398, Register's Office for Davidson County, Tennessee.
>
> The above property description is the same as that set forth in the previous deed of record.
>
> This is improved property known as 404 Blue Hills Drive, Nashville, Tennessee, 37214, based on the prior deed of record.

The Property is conveyed subject to all limitations, restrictions and encumbrances of record as may affect the Property, including without limitation (1) all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this Property; (2) 2003 taxes, which have been assumed by Grantee and (3) all matters appearing on the Plan of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee.

[Signatures continued on following page.]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this ____ day of February, 2004.

GRANTORS:

EDDIE RAY JONES

PHILLIP STEVEN JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $43,000.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of February, 2004.

NOTARY PUBLIC

My Commission Expires:

7/29/06

*The preparer of this Quitclaim Deed has not performed a title search, reviewed a survey or restrictive covenants, etc. for purposes of the conveyance described herein. Nor is the preparer opining as to the inapplicability of the Tennessee indebtedness tax. The preparer relied upon information provided by the Grantors herein.

[Notaries continued on following page.]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public in and for said State and County duly commissioned and qualified, **Eddie Ray Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of February, 2004.

Cheryl W. Howell
NOTARY PUBLIC

My Commission Expires:

7/29/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public in and for said State and County duly commissioned and qualified, **Phillip Steven Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of February, 2004.

Cheryl W. Howell
NOTARY PUBLIC

My Commission Expires:

7/29/06