PICK-UP

STATE OF TENNESSEE)
COUNTY OF _____)

This transfer is exempt from the Tennessee
Real estate recording tax pursuant to T.C.A.§ 67-4-409(a)(3).

Davidson County DEEDQC
Recvd: 02/26/04 11:29 1pgs
Fees:12.00 Taxes:0.00
20040226-0021882

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater that the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

This instrument was prepared by:
Wade Montrief
325 Plus Park Blvd, Ste 102
Nashville, TN 37217

Subscribed and sworn to before me
this ____day of _____, 2004.

_____
NOTARY PUBLIC _____
My Commission Expires: _____

Address New Owner as Follows:
The Queen Simmons Revocable Living Trust
812 Halcyon Avenue
Nashville, Davidson County, Tennessee
37204

Send Tax Bills To:
Same

Map Parcel Numbers
Map 118-1 Parcel 410

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, David L. Simmons and Queen Ester Simmons for and in consideration of the sum of Ten and 00/100 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, Queen Simmons, Trustee, and her successors in trust, of The Queen E. Simmons Revocable Living Trust, its successor and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly 10th, Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 11 and the southeast part of Lot No. 12 on the map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for said County, and a lot in the rear thereof which fronts on Halcyon Avenue, described together according to a survey made September, 1926, by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Halcyon Avenue at a point 80 feet east of the easterly margin of 9th Avenue South; thence with the northerly margin of said Halcyon Avenue south 89 ½° east 64 feet to the southwest corner of the property conveyed to Lillian M. Hargroves and husband by deed from Mary V. Stewart and husband, of record in Book 699, page 571, said Register's Office; thence with their west line north 11 ½° west 168 ½ feet to a point on the south line of the property conveyed to Senora McGrady Davy by deed from Mary V. Stewart and husband, of record in Book 725, page 21, said Register's Office; thence with her southline westwardly 31 ½ feet to the southeast corner of the property conveyed to E. A. Shelby and wife, by deed from Mary V. Stewart and husband, of record in Book 684, page 333, said Register's Office, continuing in the same direction and with said Shelby's south line 14 feet in all 45 ½ feet to a point 66 feet east of the east margin of 9th Avenue South; thence with 5 ½° east 154 feet, more or less, to the beginning.

Being the same property conveyed to A. B. Hargrove and wife, Mable Brady Hargrove, by deed from T. E. Hargrove, Trustee, of record in Book 1339, page 311, said Register's Office, the said A. B. Hargrove having since died.

The above-described property was conveyed unto David L. Simmons (now deceased) and Queen Ester Simmons by Mable Brady Hargrove recorded in Book 4362 Page 549.

This is improved property known as: 814 Halcyon

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

This conveyance is subject to any and all existing restrictions and easements of record. THIS INSTRUMENT PREPARED WITHOUT TITLE SEARCH, FROM INFORMATION PROVIDED BY THE PARTIES. This deed was prepared without benefit of a Title Examination and therefore the preparer makes no certification as to the validity of the title thereto.

WITNESS my hand this 19 day of Feb, 2004.

Queen Ester Simmons
Queen Ester Simmons

JANICE LAVENDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Queen Ester Simmons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Davidson Co, Tennessee, this 19th day of February, 2004.

Janice Lavender
Notary Public

My commission expires: 07-21-2007