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

20040226-0021883

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 105-5 Parcel 1.01

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, David L. Simmons and Queen 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 Davidson County, Tennessee, being Lot No. 11 on the Plan of Geo. I. Waddey's Re-Subdivision of Lot No. 28, O. B. Hayes' Rokeby Addition, as of record in Book 421, Page 141, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the easterly side of Villa Place or Street and runs back between parallel line 152-1/2 feet to an alley.

BEING the same property conveyed to Ann Jennette Saunders, from Tommie Mai Simmons, while reserving and life estate (which was transferred to David L. Simmons by deed of record in Book 8075, Page 956, Register's Office for Davidson County, Tennessee), of record in Book 4394, Page 158, Register's Office for Davidson County, Tennessee. The said Tommie Mai Simmons having since died.

The above-described property was conveyed unto David L. Simmons (now deceased) and Queen Simmons by Ann Jennette Saunders recorded in Book 9349 pages 101 –102 on May 18, 1994.

This is improved property known as: 1216 Villa Place

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 Simmons
Queen Simmons

JANICE LAVENDER NOTARY PUBLIC AT LARGE TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Queen 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 24th day of February, 2004.

Janice Lavender
Notary Public

My commission expires: 07-20-2007