**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
20040226-0021884

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 411

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that, David Lee Simmons and Queen Esther 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 El 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:

TRACT 1:

Land in the 7th District, formerly the old 10th Civil District of Davidson County, Tennessee, including the west half of Lot No. 5 on the Map of Dodd & Woodard's Subdivision, as of record in Book 332, page 132, of the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning in the northerly margin of Halcyon Avenue at a point 50 feet easterly from the southwest corner of said Lot 5 in the said subdivision; running back thence westwardly with the northerly margin of Halcyon Avenue 100 feet to a point; thence northerly 135 feet to a point in the southerly margin of Mrs. Jessie Frank lot, the said point being 40 feet west of the north west corner of said lot 5; thence easterly 90 feet to a point 50 feet east of the northeast corner of said lot No. 5; thence southerly 150 feet to the beginning.

TRACT 2:

Being parts of Lots Nos. 10 and 11 in the Bransford Realty Company, Montrose Park Subdivision, a plan of which is of record in Plan Book 547, page 25, Register's Office for Davidson County, Tennessee; described as follows:

Beginning at the northwest corner of the tract first described in this deed and running along the northerly line of said first tract 90 feet to the northeast corner of said first tract; thence running back between parallel lines northerly from the northwest corner of first tract and the north east corner of the first tract 34 feet on the west line and 26 feet on its east line to a dead line, and fronting on dead line 90 feet.

Being the same property conveyed to Alvert H. Wilson and wife, Ruth B. Wilson, by deed from Thomas E. Hargrove and wife, Elizabeth Hargrove, of record in Book 3640, page 229, Register's Office for Davidson County, Tennessee.

The above-described property was conveyed unto David Lee Simmons (now deceased) and Queen Esther Simmons by Albert H. Wilson and wife, Ruth B. Wilson recorded in Book 6168 Page 255-256 on November 2, 1983.

This is improved property known as: 812 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 Esther Simmons
**Queen Esther Simmons**

JANICE LAVENDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Lee Simmons (now deceased) Queen Esther 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