PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 03/10/04 15:46 5pgs
Fees:27.00 Taxes:0.00
20040310-0027826

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Joan Jenkins
AFFIANT

Subscribed and sworn to before me
this 1 day of March, 2004.

DONALD R. BARRETT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 11-2-05

ADDRESS OF NEW OWNER:
Bessie Burton
~~2117 14th Avenue North~~ 3509 Elkins Ave
Nashville, TN ~~37208~~ 37209

SEND TAX BILLS TO:
Owner

Map/Parcel 81-3, 114

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Helen Marie Watson Grantor, hereby conveys all of her undivided right, title and interest to the hereinafter described property to Bessie Burton, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 in the subdivision of Lot No. 21 Owens Buena Vista Plan of Lots a plan of which is of record in Book No. 57, page 26 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 30 fronts 50 feet on the westerly side of Nance Street and runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to Mildred Smith by quitclaim deed from Bessie Mae Washington, Helen Marie Watson and Henry Clinton Smith, all the heirs of Minnie Smith who died intestate. Mildred Smith having since died intestate vesting the property in Helen Marie Watson and Bessie Burton her only heirs at law. of Record in Book 4485, Page 30 RODC, TN See exhibits "A", "B", & "C", attached

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Helen Marie Watson
Helen Marie Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Helen Marie Watson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 1 day of March 2004.

Notary Public

My Commission Expires: 11-2-05

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

PREPARED BY
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

The undersigned, Helen Marie Watson, hereby affirms she is familiar with the family history and lineage of Minnie Smith and Mildred Smith and hereby certifies as follows:

That Minnie Smith died intestate in Davidson County, Tennessee;

That the only heirs of Minnie Smith were Bessie Mae Washington (n/k/a Bessie Burton), Helen Marie Watson and Henry Clinton Smith and Mildred Smith;

That Henry C. Smith is deceased;

That Mildred Smith died intestate in Davidson County, Tennessee;

That the only heirs of Mildred Smith are Bessie Burton and Helen Marie Watson;

The only beneficiaries to the estate of Mildred Smith are Bessie Burton and Helen Marie Watson. She further agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any and all claims that may be made against them by or on account of the Estate of Mildred Smith whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future.

The undersigned further states that at the time of Mildred Smith's death she was not married and had no children.

Furthermore, Helen Marie Watson shall indemnify Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any claim on the title to the property located at 2117 14th Avenue North, Nashville, TN 37208.

Executed this 1 day of March, 2004.

Helen Marie Watson

Helen Marie Watson (a/k/a Helen S. Watson)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Helen Marie Watson with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 1 day of March, 2004.

Notary Public

My Commission Expires: 11-22-06

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Exhibit "A"

PREPARED BY
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

The undersigned, Rhoda Huddleston, hereby affirms she is familiar with the family history and lineage of Minnie Smith and Mildred Smith and hereby certifies as follows:

That Minnie Smith died intestate in Davidson County, Tennessee;

That the only heirs of Minnie Smith were Bessie Mae Washington (n/k/a Bessie Burton), Helen Marie Watson and Henry Clinton Smith and Mildred Smith;

That Henry Clinton Smith is deceased;

That Mildred Smith died intestate in Davidson County, Tennessee;

That the only heirs of Mildred Smith are Bessie Burton and Helen Marie Watson;

The only beneficiaries to the estate of Mildred Smith are Bessie Burton and Helen Marie Watson. She further agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any and all claims that may be made against them by or on account of the Estate of Mildred Smith whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future.

The undersigned further states that at the time of Mildred Smith's death she was not married and had no children.

Furthermore, Rhoda Huddleston shall indemnify Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any claim on the title to the property located at 2117 14th Avenue North, Nashville, TN 37208.

Executed this 1 day of March, 2004.

Rhoda Huddleston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Rhoda Huddleston with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 1 day of March, 2004.

Notary Public

My Commission Expires: 11/2005

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Exhibit "B"

PREPARED BY
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

The undersigned, Bessie Mae Washington (n/k/a Bessie Burton), hereby affirms she is familiar with the family history and lineage of Minnie Smith and Mildred Smith and hereby certifies as follows:

That Minnie Smith died intestate in Davidson County, Tennessee;

That the only heirs of Minnie Smith were Bessie Mae Washington (n/k/a Bessie Burton), Helen Marie Watson and Henry Clinton Smith and Mildred Smith;

That Henry Clinton Smith is deceased;

That Mildred Smith died intestate in Davidson County, Tennessee;

That the only heirs of Mildred Smith are Bessie Burton and Helen Marie Watson;

The only beneficiaries to the estate of Mildred Smith are Bessie Burton and Helen Marie Watson. She further agrees to indemnify and hold harmless, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any and all claims that may be made against them by or on account of the Estate of Mildred Smith whether they be for debts, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future.

The undersigned further states that at the time of Mildred Smith's death she was not married and had no children.

Furthermore, Bessie Burton shall indemnify Sidwell & Barrett, P.C., Donald R. Barrett, Jr., K. Thomas Sidwell and Chicago Title Insurance Co. from any claim on the title to the property located at 2117 14th Avenue North, Nashville, TN 37208.

Executed this 1 day of March, 2004.

Bessie Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Bessie Burton with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 1 day of March, 2004.

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 11/22/07

Exhibit "C"