THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 04/30/04 14:05 1pgs
Fees:12.00 Taxes:0.00

20040430-0049482

PICK-UP

Address New Owner(s)
Angela Simmons
3806 Crouch Drive
Nashville, TN 37207

Send Tax Bills To:
SAME

Map & Parcel Nos.:
059-14-0-198.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **I, Angela Simmons, sole heir at law of James Howse, Jr.** ("Grantor") do hereby quitclaim and convey unto **Angela Simmons, individually** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 114 on the plan of Haynes Manor, Section 1, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Howse, Jr. and wife, Sheila R. Howse, by deed from John C. Martin and wife, Ann B. Martin, on April 12, 1978, of record in Book 5274, page 814, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed from Sheila R. Howse to James Howse, Jr. on July 9, 1984 of record in Book 6340, page 551, said Register's Office.The said James Howse, Jr. having since died on February 4, 2004, leaving said property to his only legal surviving heir, Angela Simmons.

This is improved property known as **3806 Crouch Drive, Nashville, TN 37207.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of April, 2004.

Heir at Law to James Howse, Jr.

BY: Angela Simmons

Angela Simmons, sole heir at law

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and seal at office this 28th day of April, 2004.

Jennifer B. Towell My Commission Expires: 9/22/07
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

Maryanne Sarsi AFFIANT

Subscribed and sworn to before me, this 28th day of April, 2004

Jennifer B. Towell My Commission Expires: 9/22/07
NOTARY PUBLIC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED