Davidson County DEEDQC
Recvd: 06/15/04 09:46 3pgs
Fees:17.00 Taxes:0.00

20040615-0070436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Jacqueline C. Elkins
AFFIANT

Subscribed and sworn to before me, this 2nd day of June, 2004.

Suzanne Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2007

This instrument was prepared by: Beck, Beck & Lieut, Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Monica C. Blackmore
3728 Baxter Avenue
Nashville, TN 37216

SEND TAX BILLS TO: Countrywide Home Loans, Inc.
P. O. Box 10423
Van Nuys, CA 91410-0423

MAP and PARCEL: 72-02-110 & 72-02-112

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that I, **Jacqueline C. Elkins**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto my daughter, Monica C. Blackmore, her heirs and assigns, such of my right, title and

interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate **subject to a life estate reserved for Jacqueline C. Elkins per the laws of the State of Tennessee**, said tract [parcel] of land, which is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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

WITNESS my hand this 2nd day of June, 2004.

Jacqueline C. Elkins

AFFIANT

Jacqueline C. Jones was married to Raymond A. Jones, upon their divorce Jacqueline C. Jones took her maiden name of Jacqueline C. Elkins. Jacqueline C. Jones and Jacqueline C. Elkins are one and the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **Jacqueline C. Elkins,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 2nd day of June, 2004.

Suzanne Adams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

FIRST AMERICAN TITLE INSURANCE COMPANY

EXHIBIT "A"

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF DAVIDSON AND THE STATE OF TENNESSEE IN DEED BOOK 7495 AT PAGE 481 AND DESCRIBED AS FOLLOWS:

TRACT NO. 1: Being the north 1/2 of Lot No. 48 and the south 40 feet front and 42 feet rear of Lot No. 49 on the Plan of Mrs. E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Registers' Office for said County.
Said parts of Lots Nos. 48 and 49 front together 65 feet on the easterly side of Baxter Street and extend back 109 feet 6 inches, more or less, on the northerly line, 141.75 feet on the southerly line to a dead line measuring 68 feet 2 inches thereon.

TRACT NO. 2: Being the southerly part of Lot No. 6 on the Map of Ross T. Hughes' Subdivision of Lot No. 11, Patterson and Young's Subdivision, as of record in Book 547, page 174, Register's Office for said County, described as follows:
Beginning at a point 281 feet 2 inches southwardly from a stone in the south margin of Gillock Street, the northwest corner of Lot No. 5 on said Plan in the west margin of said Subdivision; thence along the westerly line of Lot 6, south 1° 31' west 68 feet 10 inches to a point, the southwest corner of Lot No. 6; thence south 63° east 165 feet to a point 200 feet from the Gallatin Road, the southeast corner of Lot No. 6; thence with the east line of said lot north 27° 30' east 83 feet to a point; thence westerly 195 feet more or less to the point of beginning.
Being the same property conveyed to Leslie Elwood Sellers, Jr. and wife, Mary Elizabeth Sellers, by deed of record in Book 1758, page 121, Register's Office for said County; the said Leslie Elwood Sellers, Jr. having since died. *
unimproved ( ) The said Mary Elizabeth Sellers having since remarried.

BEING THE SAME PROPERTY CONVEYED TO JACQUELINE C. JONES FROM RAYMOND A. JONES BY DEED RECORDED ON MARCH 21, 1988 IN BOOK 7495 AT PAGE 481.

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