This instrument prepared by and return to:
Harold D. Archibald, Attorney at Law
22 North Front Street, Suite 790
Memphis, Tennessee 38103
(901) 525-3450

PARCEL ID NUMBER(S):070030A019.00

QUIT CLAIM DEED

-THIS DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH-

Know all men by these presents, that **Bernice R. Sims**, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, do hereby bargain, sell, remise, release, quit claim and **convey unto Rowena Denise Sims**, all of her right, title and interest in and to the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF NOCTURNE FOREST, PHASE ONE, OF RECORD IN BOOK 7900, PAGES 20, 21, and 22, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ROWENA DENISE SIMS AND BERNICE A. SIMS AS JOINT TENANTS WITH A RIGHT OF SURVIORSHIP, BY WARRANTY DEED OF RECORD IN BOOK 11174 PAGE 784 IN THE REGISTER'S OFFICE OF DAVIDSON CONTY, TENNESSEE.

I do hereby quit claim the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

In Testimony Whereof, I have executed the instrument this the 16 day of June, 2004.

Bernice R. Sims

Bernice R. Sims

DAVIDSON COUNTY, TN NOTARY PUBLIC AT LARGE ANGELA D YORK

State of Tennessee
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BERNICE R. SIMS, to me known to be the person described herein and who executed the same as her free act and deed.

Witness *my hand and Notarial Seal at office this* 16 *day of* June, 2004.

Angela D York
Notary Public

My Commission Expires: 7/21/04

Property known as: 804 West Nocturne Drive, Nashville, TN 37202 17
Mail tax notice to: Rowena Sims (owner)
804 West Nocturne Drive, Nashville, TN 37202 17

ANGELA D YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ *-0- zero.*

Rowena Denise Sims
Affiant -

Subscribed and sworn to before me this the 16 day of June, 2004.

Angela D York
Notary Public
My Commission Expires: 7/21/07

Davidson County DEEDQC
Recvd: 07/20/04 09:13 1pgs
Fees:12.00 Taxes:0.00

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