THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 07/21/04 16:17 2pgs
Fees:13.00 Taxes:444.00
20040721-0087539

Prepared Solely upon Information Furnished by the Parties Hereto.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Richard Andrew Pratt Thelma Carolyn Pratt 4410 Idaho Avenue Nashville, TN 37209	New Owner	Map 103-04 Parcel 12

KNOW ALL MEN BY THESE PRESENTS that **Ihla Lorene Thompson and Helen Louise Coggins, Devisees under the Last Will and Testament of Ihla G. Pratt, also known as Ihla Uree Pratt, ("Grantor")** for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the purpose of conveying their one-half interest in the herein described property, does hereby convey, remise, release and forever quitclaim unto **Richard Andrew Pratt and Thelma Carolyn Pratt, as joint tenants with the right of survivorship, ("Grantee")** all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 311 and the westerly 39 feet of Lot No. 309 of Block 16, on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 and part of Lot No. 309 front together 100 feet on the northerly side of Idaho Avenue, formerly 5th Avenue, and run back between parallel lines, with the easterly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

Being the same property conveyed to Andrew B. Pratt and wife, Ihla G. Pratt by deed from Joseph R. Pratt, of record in Book 4896, page 162, said Register's Office. The said Andrew B. Pratt has since died. The said Ihla G. Pratt subsequently died, and by Last Will and Testament filed with the Seventh Circuit Court of Davidson County, Tennessee, at Nashville, Probate Division, under File No. 03P-27, the said Ihla G. Pratt, being one and the same as Ihla Uree Pratt, devised her property to her four children, Richard Andrew Pratt, Helen Louise Coggins, Ihla Lorene Thompson and Thelma Carolyn Pratt, in equal shares.

This is improved property known as 4410 Idaho Avenue, Nashville, TN 37209.

This is not the residence of the Grantor herein.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 20 day of July, 2004.

Ihla Lorene Thompson
Ihla Lorene Thompson

Helen Louise Coggins
Helen Louise Coggins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ihla Lorene Thompson and Helen Louise Coggins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of July, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Shelma Carolyn Pratt
Affiant

Sworn to and subscribed before me this 20 day of July, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007