This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:
GEORGE L. KNOX

TO:
PATRICIA L. KNOX

Davidson County DEEDQC
Recvd: 08/17/04 13:56 2pgs
Fees:12.00 Taxes:0.00
20040817-0099357

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
PATRICIA L. KNOX 4508 Idaho Avenue, Nashville, Tennessee	"SAME"	Map 103-4 Parcel 7

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket #03D-1959**

Patricia L. Knox
PATRICIA L. KNOX

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th, DAY OF July, 2004.

Susan H. Armor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-06.

(AFFIX SEAL)

This Instrument Prepared By:

HELEN S. ROGERS
Rogers & Associates
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

I, **GEORGE L. KNOX,** do hereby Quitclaim to **PATRICIA L. KNOX,** all my interest in said real property as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 409, in Book 21, in Charlotte Park Company's First Addition, which is of record in Book 57, page 103, Register's Office of said county.

Said Lot No. 409 fronts 50 feet on the north side of Fifth (now Idaho) Avenue, and extends back between parallel lines, 150 feet to an alley which it measures 50 feet.

Being the same property conveyed to Lizzie Mae Eddins by deed from Clyde W. Winkler and Lizzie Mai Eddins, Co-executors of the Estate of Ophelia Winker, of record in Book 3819, page 354, Register's Office of Davidson County, Tennessee. The said Lizzie Mai Eddins having since died, testate

in Will Book 201, page 527, Davidson County Probate Court Clerk's Office. Said Will devised all real property to John L. Eddins, the surviving spouse of Lizzie Mai Eddins. The said John L. Eddins having since died, testate and the Last Will and Testament of John L,. Eddins being of record in Will Book 202, page 273, Davidson County Probate Court Clerk's Office. Said Will devised all real property to Lizzie Mai Eddins who predeceased the Testator, with no contingent devise, and the Grantors and Grantee herein being the only heirs-at-law and next-of-kin of John L. Eddins, and now having the full fee simple title to the property.

Being the same property conveyed to Dolores Evonne Taylor by quitclaim deed from James Cleveland Eddins and Celia Mai Carr of record in Book 10047, page 209, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George L. Knox and wife, Patricia L. Knox from Dolores E. Taylor and husband, L. James Taylor by Warranty Deed of record in Book 11230, page 841, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Nashville, Davidson County, Tennessee, Docket No. 03D-1959.

This is improved real property, known as: **4508 Idaho Avenue, Nashville, Tennessee**

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of July, 2004.

GEORGE L. KNOX

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, Susan H. Arnon, a Notary Public in and for said County and State, the within named, GEORGE L. KNOX, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 30th day of July, 2004.

SUSAN H. ARNON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Susan H. Arnon
NOTARY PUBLIC

My Commission Expires: 5-28-06
DATE