This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor, Suite 300
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 08/18/04 08:22 2pgs
Fees:12.00 Taxes:0.00
20040818-0099524

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Karen Douglas 1709 Cass Street Nashville, TN 37208	Karen Douglas 4507 Hazeltine Ct. #J Alexandria, VA, 22312	Parcel: 81-07-16

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Angela Douglas Burr, a married person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Karen Douglas (the "Grantee"), her successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 in the A. C. Dudley Subdivision of the McDaniel Land, as of record in Book 161, page 10, Register's Office for said county.

Said Lot No. 24 fronts 50 feet on the southerly side of Cass Street, and runs back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Julie C. Douglass and Karen Douglas by deed from Julie C. Douglas of record in Book 8493, page 36, Register's Office for Davidson County, Tennessee. Julie C. Douglas now being deceased, intestate, on the 31st day of October, 2000, and being survived by her four daughters and heirs at law, Karen Douglas, Angela Douglas Burr, Judy Douglas Holmes, and Deborah Rose Douglas Carpenter.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 1709 Cass Street, Nashville, TN 37208.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 4th day of August, 2004.

Angela Douglas Burr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Douglas Burr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of August, 2004.

Mrs. Margaret M. Phillips
NOTARY PUBLIC

My Commission expires: My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Angela Douglas Burr
Affiant

Subscribed and sworn before me this 4th day of August, 2004.

Mrs. Margaret M. Phillips
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 27, 2007