Davidson County DEEDQC
Recvd: 08/31/04 15:56 2pgs
Fees:12.00 Taxes:0.00

20040831-0105467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Dorothy C Miller
Affiant

Subscribed and sworn to before me this 9th day of Aug., 2003.

Eric L. Rogers
Notary Public

My Commission expires: 1/23/06

ERIC L. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Beam, Miller & Rogers, PLLC
1332 Eighth Avenue North
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Dorothy C. Miller **911 Villa Place** **Nashville, Tennessee 37212**	**Dorothy C. Miller** **911 Villa Place** **Nashville, Tennessee 37212**	**118-1/211**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Dorothy C. Miller, Trustee of THE BERNICE C. HICKS REVOCABLE LIVING TRUST dated June 21, 2001, 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Dorothy C. Miller, her heirs, successors and assigns, her entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 139 and the westerly 4 feet of Lot No. 140 on the Plan of Montrose Place, as of Record in Book 57, page 93, Register's Office for said County.

SAID Lot No. 139 and the westerly part of Lot No. 140 front together 54 feet on the southerly side of Montrose Avenue and extend back 168.7 feet on the westerly line and 170 feet, more or less, on the easterly line to a 10 foot alley in the rear, measuring 54 feet thereon.

BEING the same land conveyed to THE BERNICE C. HICKS REVOCABLE LIVING TRUST from Bernice C. Hicks, by Quit Claim Deed dated June 21, 2001, of record as Instrument Number 20010627-0067937, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 1003 Montrose Avenue, Nashville, Tennessee

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

WITNESS my hand this 9th day of Aug., 2003.

THE BERNICE C. HICKS REVOCABLE LIVING TRUST

Dorothy C Miller
Dorothy C. Miller, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy C. Miller, Trustee of THE BERNICE C. HICKS REVOCABLE LIVING TRUST, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9th day of July, 2003.

Notary Public

My Commission expires: 11/25/06

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.