This Instrument Was Prepared by
NANCY L. CHOATE
ATTORNEY AT LAW
367 N. Parkway, Suite 5
Jackson, Tennessee 38305

(Without Benefit of Survey, Title Examination or Serving as Closing Agent)
Map 103-4 #409.2

Davidson County DEEDQC
Recvd: 09/01/04 08:22 2pgs
Fees:12.00 Taxes:0.00
20040901-0105488

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, IRA M. TIPTON, by and through my attorney in fact, SUZANNE T. LATHAM, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby sell, transfer, quitclaim and convey unto DOROTHY C. TIPTON, all of my right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

Land in Davidson county, Tennessee, being the westerly one-half of Lot No. 47 on the Plan West End Annex, as of record in BOOK 332, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert I.. Tipton, Ira M. Tipton and wife, Dorothy C. Tipton by Quitclaim Deed of record in BOOK 9804, PAGE 25, Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

Person or Agency Responsible for Payment of Taxes
and Property Owner:

DOROTHY C. TIPTON

Address of Above Party:

1441 N. Highland Avenue
Jackson, TN 38301

The undersigned, IRA M. TIPTON, executes this instrument by and through his lawful and acting Attorney-In-Fact, SUZANNE T. LATHAM, pursuant to the terms and provisions of a Power of Attorney dated _____, and appearing of record in Trust Deed Book _____, page _____, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto subscribed my name, this the 3 day of Aug, 2004.

Ira M. Tipton
IRA M. TIPTON

BY: Suzanne T. Latham
SUZANNE T. LATHAM
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF MADISON

On this 3 day of Aug, 2004, before me personally appeared SUZANNE T. LATHAM, to me known to be the person described in and who executed the foregoing instrument in behalf of IRA M. TIPTON, and acknowledged that she executed the same as the free act and deed of IRA M. TIPTON.

WITNESS MY HAND and Official Seal, at office this the 3 day of Aug, 2004.

Nancy L. Choate
Notary Public

NANCY L. CHOATE NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.

My Commission Expires: 6-17-07

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, (which ever is greater) is $ -0-.

Dorothy C. Tipton
Affiant

Subscribed and sworn to before me this the 3 day of Aug, 2004.

Nancy L. Choate
Notary Public
My Commission Expires: 6-17-07

NANCY L. CHOATE NOTARY PUBLIC AT LARGE MADISON COUNTY, TENN.