Davidson County DEEDQC
Recvd: 09/03/04 08:56 2pgs
Fees:12.00 Taxes:0.00
20040903-0106765

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

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 31st day of August, 2004.

Notary Public

My Commission expires: 11/23/2004

ERIC E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON

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:**
THE DOROTHY C. MILLER REVOCABLE LIVING TRUST **911 Villa Place** **Nashville, Tennessee 37212**	**DOROTHY C. MILLER, Trustee of THE DOROTHY C. MILLER REVOCABLE LIVING TRUST** **911 Villa Place** **Nashville, Tennessee 37212**	**81-12/187**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Dorothy C. Miller, 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, Trustee, and her successors in trust, of THE DOROTHY C. MILLER REVOCABLE LIVING TRUST, its 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:

LAND in Davidson County, Tennessee, being part of what is known as Scott Five Acre Tract in North Nashville, being that part of Lot C, not included in Florence Street, on the plan of part of said Five Acre Tract, as shown of record in Minute Book Q, page 60, County Court Clerk's Office for said County, described as follows:

BEGINNING on the westerly margin of 12th Avenue North, formerly Florence Street, the corner of Lots C and 7 on said plan; thence with the westerly margin of said Avenue, northerly 50 feet; thence at right angles, westerly 154 feet, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet to the corner of Lots C and 7; thence easterly with the line between said lots, 154 feet more or less to the beginning.

BEING the same land conveyed to Dorothy C. Miller from Dorothy C. Miller, Trustee of The Bernice C. Hicks Revocable Living Trust dated June 21, 2001, by Quit Claim Deed of record as Instrument Number 20040901-0105713 in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 1525 12th Avenue North, 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 31 day of August, 2004.

Dorothy C Miller
DOROTHY C. MILLER

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, 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 31st day of August, 2004.

ERICE E. ROGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

Notary Public

My Commission expires: 11/20/2006

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.