4.020
LEGAL—QUIT CLAIM DEED

Prepared by:
Carolyn J. Hawkins
437 Huntington Ridge, #220
Nashville, TN 37211

Davidson County DEEDQC
Recvd: 10/06/04 12:34 2pgs
Fees:12.00 Taxes:0.00

20041006-0120484

QUITCLAIM DEED

BUSINESS FORMS ON FILE™

New Owner
Send Tax Bills to:
Carolyn J. Hawkins
437 Huntington Ridge, #220
Nashville, TN 37211

Sybil Powell of Nashville, James Powell Deceased
(Name) (City)
Davidson Tennessee, being
(County) (State)
(unmarried, married), for consideration paid, and in full consideration of
_____ grants to Carolyn J. Hawkins of
Davidson County the property and buildings
thereupon, as follows, 437 Huntington Ridge Dr.
Nashville, Tenn. 37211,
Lot # 220 Townhome

(Legal description, boundaries, restrictions and encumbrances)

SEE ATTACHMENT "A" for Legal Description

Recorded in Registers office
Recorded in books at Registers office - Declaration
of covenants conditions & restrictions - Book 4729,
with quitclaim covenants. Page 687, Book 4889, Page 905, Book 5394, Page
243

Subject to easements and restrictions of record, if any, insofar as the easements and restrictions are in force and applicable. Further, subject to taxes assessed for the fiscal year Taxes stay the same

For title reference see Record in Book 7425,
Page 259 Registers office in
Davidson County.

Executed as a sealed instrument this Nov. 17 *day of*
_____, ~~19~~ 2003

Tn.
(State)
Davidson
(County), ss.

Sybil Powell
Name
Nov 17, 2003
(Date)

Before me appeared the above-named
Sybil Powell *who swore that this document was*
his, her) free act and deed.

Taxes will be paid by
Carolyn Hawkins
437 Huntington Ridge
Nashville, TN 37211

Juanita C. Riggins
Notary 6-22-05

NOTARY PUBLIC AT LARGE · WILLIAMSON CO. TENN

ATTACHMENT "A"

The following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 220 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, at Page 9, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Carolyn J. Hawkins, James A. Powell and wife, Sybil J. Powell by Warranty Deed from John C. Beamer, unmarried, dated December 7, 1987, recorded December 14, 1987, Book 7425, page 250, Register's Office for Davidson County, Tennessee. The said James A Powell died November 1, 1995, thereby vesting title in Carolyn J. Hawkins, unmarried and Sybil J. Powell, unmarried..

This is improved property also known as 437 Huntington Ridge, Nashville, Davidson County, Tennessee.

Map and Parcel 161-11-A-220 FB# 6DU 76588

This instrument prepared by:
Carolyn J. Hawkins
437 Huntington Ridge # 220
Nashville, TN 37211

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Carolyn J. Hawkins
Affiant

Sworn to and subscribed before me this 6th day of October, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires May 29,2005