Davidson County DEEDQC
Recvd: 11/10/04 11:42 2pgs
Fees:12.00 Taxes:0.00
20041110-0135588

This instrument was prepared by:
Tom B. Harris, Jr., Attorney-at-Law, P.C.
108 Frey Street, P.O. Box 37
Ashland City, Tennessee 37015

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Clyde M. Cole, Executor of the Estate of Annie G. Hess, Deceased, for and in consideration of the sum of Ten and no/100 ($10.00) dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Annie G. Hess, the decedent's will having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, and recorded in Will Book 5441, Page 1208416, in the Office of the Clerk of the Probate Division of the said Court, has bargained and sold and hereby conveys, releases, and forever quitclaims unto Shannon Seagraves, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson Court, Tennessee, described on Exhibit "A" hereto and incorporated herein by this reference.

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

WITNESS my hand as such executor on this 10 day of November, 2004.

Clyde M. Cole, Exec.

Clyde M. Cole, Executor
The Estate of Annie G. Hess, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public, personally appeared the within named Clyde M. Cole, who is personally known to me (or whose identity was proven by credible evidence) and who, upon his oath, acknowledged that he is the legally constituted executor of the Estate of Annie G. Hess, Deceased, and that he, as such executor, being so empowered to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 10th day of November, 2004.

Notary Public

NOTARY PUBLIC AT LARGE

My commission expires: 5/28/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 10th day of November, 2004.

Notary Public

My commission expires: 5/28/06

Address new owner/send tax bills:
Shannon Seagraves
2005 Eastland Avenue
Nashville, Tennessee 37206

Map - Parcel Nos.:
83-06-0
296 and 297

BETTYE J. HUDDLESTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

PROPERTY DESCRIPTION

Property located in Davidson County, Tennessee, more particularly described as follows:

Being the East half of Lot No. 1 and the West half of Lot being No. 2 in the H. B. Blue's subdivision of the South Part of Lot No. 2 in the Brownsville Addition, a plan of which is of record in the Register's Office of Davidson County in Book No. 161, page 134. The property hereby conveyed fronts 100 feet on the North side of Eastland Avenue or Vaughn Pike, and extends back, Northward between parallel lines 190 feet, to a 15-foot alley, being the same property conveyed to A. E. Hess and wife, Lillian Hess, by deed of O. G. Hollinger, Trustee, of Record in the Register's Office of said County in Book 417, page 312, and by deed of the Bransford Realty Company to the said A. E. Hess of record in said Register's Office in Book 401, page 136, and by deed of Mrs. Nettie G. Moore, of record in said Register's Office in Book 411, page 266, to both of which deeds reference is made had for a more particular description of the property hereby conveyed.

Being the same property conveyed to Annie Geraldine Hess, the same person as Annie G. Hess, by the quitclaim deed from E. C. Johnston, Jr., Trustee, of record in Book 5312, Page 665, in the Register's Office for Davidson County, Tennessee.