QUITCLAIM DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Ronald Earl Huggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2004

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald Earl Higgins	NEW OWNER	Map 073
1917 Myleen Place		Group 120
Old Hickory, TN 37138		Parcel 066

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David Lee Huggins and Thomas Dale Huggins
hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ronald Earl Huggins
hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 161, on the revised plan of Section One of the Sunset View Division, of record in Book 2263, Page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot Number 161 fronting 106 feet on the southerly side of Dundee Lane, running back 231.5 feet on the westerly margin, and 235.8 feet on the easterly margin to a rear line measuring 106 feet.

Being the same property conveyed to Thomas Earl Huggins and wife, Lola Faye Huggins by deed of record in Book 3645, Page 171, Register's Office for Davidson County, Tennessee. The said Lola Faye Huggins having predeceased Thomas Earl Huggins who died leaving as sole heirs Ronald Earl Huggins, David Lee Huggins, and Thomas Dale Huggins. See will of record in Probate File No. 04P-193 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 2427 Dundee Lane, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of December, 2004.

David Lee Huggins

Thomas Dale Huggins

Davidson County DEEDQC
Recvd: 12/17/04 12:39 1pgs
Fees:12.00 Taxes:0.00
20041217-0150249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Lee Huggins and Thomas Dale Huggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 15th day of December, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.