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.

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 Huggins	NEW OWNER	Map 73
1917 Myleen Place		Group 8
Old Hickory, TN 37138		Parcel 2

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 Higgins

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:

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Sunset View, Section VI, as of record in Book 2900, Pages 54 and 55, Register's Office for said County.

Said Lot fronts 144 feet on the southwesterly side of McGavock Pike and runs back 228 feet on the southeasterly line and 251.6 feet on the northwesterly line to a dead line in the rear on which it measures 111.7 feet.

Being the same property conveyed to Thomas E. Huggins and wife, Lola F. Huggins by deed of record in Book 4887, Page 513, Register's Office for Davidson County, Tennessee. The said Lola F. Huggins having predeceased Thomas E. 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 2858 McGavok Pike, Nashville, TN

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
20041217-0150250

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

FILED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.