THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **1000 NORTHCHASE DRIVE, SUITE 100** **GOODLETTSVILLE, TN 37072** THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES. NO TITLE SEARCH PERFORMED. PREPARER MAKES NO REPRESENTATION OF STATUS OF TITLE.	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF January, 2005. NOTARY PUBLIC MY COMMISSION EXPIRES: 11-22-08 My Commission Expires NOV. 22, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Clarence A. Ashburn	Same as new owner	052 06 0 099.00
(NAME)	(NAME)	
732 Howse Avenue		052 06 0 102.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		052 06 0 100.00
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clarence A. Ashburn and wife, Mary C. Ashburn** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Clarence A. Ashburn and wife, Mary C. Ashburn**, hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **732 Howse Avenue, Madison, TN 37115.**

WITNESS our hands this 24th day of **January, 2005.**

Clarence A. Ashburn

Clarence A. Ashburn

Mary C. Ashburn

Mary C. Ashburn

Davidson County DEEDQC
Recvd: 01/24/05 13:05 2 pgs
Fees:12.00 Taxes:0.00

20050124-0008621

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Clarence A. Ashburn and wife, Mary C. Ashburn, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 24th day of **January, 2005.**

Notary Public

My Commission Expires: 11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

EXHIBIT 'A'

TRACT I:

TRACTS I and II being a part of the R. L. Alexander Tract of 18.84 acres, of part of the H. B. Chadwell Tract, of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee.

TRACT III being a part of R. L. Alexander Tract of 18.84 acres and part of Lot Nos. 25, 26, 33 and 34 of the H. B. Chadwell Tract, of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence A. Ashburn by quitclaim deed from Mary Catherine Pratt, of record in Book 10377, page 610, Register's Office, Davidson County, Tennessee.

TRACT II:

A tract of land in Davidson County, Tennessee, being identified and described as Tract II in that instrument of record in Book 4548, page 424, RODC, and being a part of the R. L. Alexander tract of 18.84 acres, of part of the H. B. Chadwell Tract as of record in Book 421, page 61, RODC, and according to surveys made by H. Gee, Surveyor, dated October 24, 1963, November 24, 1963, and February 20, 1964, described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 1,224 feet, more or less, from the center line of Neely's Bend Road, as measured with said margin, thence with said margin of Howse Avenue South 9 degrees 16 min. West 110 feet to a point, thence leaving said margin, North 80 degrees 44 min. West 300 feet to a point; thence North 9 degrees 16 min. East 110 feet to a point, thence South 80 degrees 44 min. East 300 feet to the point of beginning. Also being identified as Tax Map 052-06-0 100.00 for Davidson County, Tennessee.

Being the same property conveyed to Clarence A. Ashborn by quitclaim deed from Richard Innes and Mark Marshall of record in Instrument No. 20031215-0179107, Register's Office, Davidson County, Tennessee. Quitclaim deed to Clarence A. Ashburn and wife, Mary C. Ashburn of record in Instrument No. 20040120-0007444, Register's Office, Davidson County, Tennessee. Clarence A. Ashborn and Clarence A. Ashburn being one and the same person.

The legal descriptions contained herein are the same as in the previous deeds of record.

Mary C. Ashburn herein joins to convey any and all right and interest she may have; especially her marital rights.