THIS INSTRUMENT WAS PREPARED BY:

HALLMARK TITLE COMPANY
1000 NORTHCHASE DRIVE, SUITE 100
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED FROM 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 TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Mary C. Ashburn
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 8 DAY OF FEB 20 05
Deputy Register

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Clarence A. Ashburn (NAME)	New Owner (NAME)	052 06 0 099.00
732 Howse Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	052 06 0 102.00
Madison, TN 37115 (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, **Mark A. Marshall**, "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 his 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:

TRACT I 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 Lots 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 part of the same property conveyed to Mark A. Marshall by Quitclaim Deed from Mark A. Marshall and Clarence A. Ashburn, as tenants in common, of record by Instrument No. 200211180142526, Register's Office for Davidson County, Tennessee.

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

This is **unimproved** property.

WITNESS my hand this 7th day of February, 2005.

Davidson County DEEDQC
Recvd: 02/08/05 13:08 1 pgs
Fees:12.00 Taxes:0.00
20050208-0014733

Mark A. Marshall

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Mark A. Marshall, with 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 and official seal this 7th day of February, 2005.

Notary Public

My Commission Expires 11-01-2005