PREPARED BY:

LAW OFFICES OF GEORGE H. CATE, JR.
95 WHITE BRIDGE ROAD, SUITE 503, CAVALIER BUILDING
NASHVILLE, TN 37205
(615) 352-8677 - (615) 352-8717 (fax)

Davidson County DEEDQC
Recvd: 02/22/05 15:15 3 pgs
Fees:17.00 Taxes:0.00
20050222-0019325

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
William Box and		
Hazel Jones	SAME	Map: 92/2 Parcel: 231
2601 Albion Street		
Nashville, TN 37208		

PROPERTY DESCRIPTION: 2601 Albion Street, Nashville, TN 37208

RECITALS

1. Improved property consisting of a house and lot generally described as 2601 Albion Street, Nashville, Tennessee 37208 was acquired by deed to Walter Box and wife, Hattie Cooper Box.

2. Walter Box died in Davidson County, Tennessee, in May, 1979. As a result of his death, Hattie Cooper Box became the sole owner of the property.

3. Hattie Cooper Box died in Davidson County, Tennessee on January 2, 1990. She left an unprobated will, dated February 18, 1985, which has been recorded in Book 8198, page 29, Office of the Register for Davidson County, Tennessee.

4. The said unprobated will purported to transfer title to the property at 2601 Albion Street, Nashville, Tennessee 37208 to William Box and Hazel Jones, the son and daughter respectively, of Hattie Cooper Box.

5. In order to perfect title to the said property in William Box and Hazel Jones, the heirs-at-law of Hattie Cooper Box are executing quitclaim deeds, releasing any interest which they may have in the property to William Box and Hazel Jones.

TRANSFER OF PROPERTY

In consideration of the foregoing, and in further consideration of the execution of similar quitclaim deeds by heirs-at-law of Hattie Cooper Box, the undersigned hereby quitclaims, transfer and conveys to William Box and Hazel Jones all the right, title and interest which the undersigned may hold in improved property in Davidson County, Tennessee, described as follows:

Being a house and lot at 2601 Albion Street, Nashville, Tennessee 37208, the boundaries of which are shown on Map 92/2, Parcel 231, Official Property Maps for Davidson County, Tennessee, to which reference is hereby made.

Being the same property devised to William Box and Hazel Jones by the unprobated will of Hattie Cooper Box, deceased, of record in Book 8198, book 29, Office of the Register for Davidson County, Tennessee.

For legal description, see Annex A attached.

IN WITNESS WHEREOF, the undersigned has signed this quitclaim deed on this 23 day of June, 2004.

Dawn Box

Dawn Box
19541 East Brown Road
Aurora, CO 80013

STATE OF Colorado)
COUNTY OF Jefferson)

Personally appeared before me, Jonathan Patillo, **a Notary Public in and for said County and State, the within named, Dawn Box, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at 4:20 pm, **this** 23rd **day of** June, **2004.**

Notary Public

My Commission Expires: My Commission Expires 12/16/2007

JONATHAN PATILLO NOTARY PUBLIC STATE OF COLORADO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $00.00.

George W. Cate, Jr.
Affiant

SUSAN LONG OLIVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and Sworn to before me, this the 17th day of February, 2005.

Susan Long Oliver
Notary Public
My Commission Expires: 9-30-06

Annex A – Legal Description
2601 Albion Street
Map 92/2, Parcel 231

Land in Davidson County, Tennessee being Lot No. 184 of Block 11 on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for said County. Said lot fronts 50 feet on the southerly side of Albion Street and runs back between parallel lines 140 feet to an alley, said lot running back along the westerly margin of 26th Avenue North.

Being the same property conveyed to Walter Box and wife, Hattie Box, by deed from A. J. Thomas and wife, Alphonsa Thomas, of record in Book 1782, page 144, Office of the Register for Davidson County, Tennessee.