Davidson County DEEDQC
Recvd: 03/18/05 15:42 2 pgs
Fees:12.00 Taxes:0.00
20050318-0030152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ -0-

Joseph C Britton Jr
Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 18th DAY OF MARCH, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-08

Bradley Y. Emery
Notary Public at Large
Davidson Co. Tenn.

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, TN 37027

FROM:

Hollis T. Biffle, Jr., and
Joseph C. Britton, Jr.

TO:

Joseph C. Britton, Jr.

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph C. Britton 1723 Pecan Street Nashville TN 37208	Same as New Owner	081.20-0-152.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Hollis T. Biffle Jr. and Joseph C. Britton Jr., have bargained and sold and do hereby quitclaim, transfer and convey any and all interest which they have in the hereinafter described property to, and Joseph C. Britton, Jr., unmarried, his heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 21 in John A. Bell's Subdivision of the Fox Lands, as of record in Book No. 332, page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 50 feet on the southerly side of Howard Street, and runs back between parallel lines 142 feet to an alley.

Being the same property conveyed to Hollis Biffle and wife, Aileen Biffle, by Deed from Robert Summers, Sr., recorded April 22, 1949, in Book 1368, page 305, Register's Office for Davidson County, Tennessee. The said Hollis Biffle and Aileen Biffle having since died. The said Hollis Biffle having died on July 20, 1964, and the said Aileen Biffle having died on June 19, 1988, leaving as her sole heirs at law, her son, Hollis T. Biffle, Jr., and daughter, Callie Biffle Britton. The said Hollis Biffle, aka Hollis T. Biffle Jr., having conveyed his interest in said property to Hollis Biffle, aka Hollis T. Biffle, Jr., and Joseph C. Britton, Jr., by Quitclaim Deed dated October 29, 1999, and recorded November 5, 1999, in Book 11733, page 209, said Register's Office; Nona Endsley, Theodore B. Britton, and Hollis Benjamin Britton, the sole surviving issues of Callie Biffle Britton, by Affidavit of Heirship dated December 31, 2003 and recorded January 15, 2004 of record in Instrument No.20040115-0006425 said Register's Office. The said Nona Ensley, Theodore B. Britton and Hollis Benjamin Britton having since conveyed their interests by Quit Claim dated January 7, 2004 and recorded January 15, 2004 in Instrument No. 20040115-0006426, said Register's Office.

This is improved property known as 1723 Pecan Street, Nashville, TN 37208.

In Witness Whereof, I have hereunto set my hand and signature on this the 18th day of March, 2005.

Hollis T. Biffle Jr. by: Joan Renee Biffle Jenkins Attorney-in-Fact

Hollis T. Biffle Jr. by: Joan Renee Biffle Jenkins Attorney-in-Fact

Joseph C Britton Jr

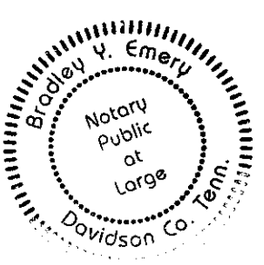
Joseph C. Britton, Jr

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph C. Britton Jr., the bargainor(s), 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 18th day of March, 2005.



NOTARY PUBLIC

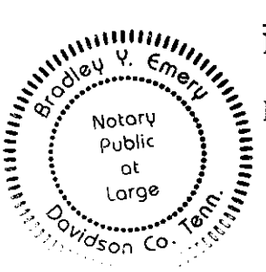
My Commission Expires: 11-24-07

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 18th day of March, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joan Renee Biffle Jenkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Hollis T. Biffle Jr., and acknowledged that he/she executed the same as the free act and deed of the said Hollis T. Biffle Jr..

WITNESS my hand and seal at Brentwood, Tennessee, this the 18th day of March, 2005.



NOTARY PUBLIC

My Commission Expires: 11-24-07