Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6050049
Information in this document furnished by the parties and relied upon by the preparer of this document.

Davidson County DEEDQC
Recvd: 03/21/05 14:32 2 pg
Fees:12.00 Taxes:0.00

20050321-0030618

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Clarence Powell, Davina Woodard n/k/a Davina Dean and Sandra Gipson,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Joyce Holt and husband, Richard Holt** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 8 in M.S. Pilcher's re-subdivision of Block "D" in M.B. and M.S. Pilcher's re-subdivision of certain lots in the Barrow plan of Lots, a plan of which re-subdivision is of record in Book 57, page 151, of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING 100 feet eastwardly from the southeast corner of Barrow Avenue and Short Street, in the south line of Short Street, thence eastwardly along the south line of Short Street 50 feet; thence southerly and parallel with Barrow Avenue 150 feet to a 16 foot alley; thence westwardly along the northerly margin of said alley 50 feet; thence northwardly and parallel with Barrow Avenue 150 feet to the point of beginning.

Short Street is now known as Delaware and Barrow Avenue is now known as 28th Avenue.

Being the same property conveyed to Joyce Holt, Clarence Powell, Davina Woodard, and Sandra Gipson by Quitclaim Deed from Thaddeus U. Powell and wife, Clara Powell dated June 1, 2001, recorded June 8, 2001, in Instrument No. 200106080060648, Register's Office for Davidson County, Tennessee. This was not the primary residence of Clarence Powell, Davina Woodard or Sandra Gipson.

This is improved property known as 2717 Delaware Avenue, Nashville, Davidson County, Tennessee, 37209.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 11 day of March, 2005.

Clarence Powell
Clarence Powell

Davina Woodard-Dean
Davina Woodard

Sandra Gipson
Sandra Gipson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of March, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence Powell, Davina Woodard n/k/a Davina Dean and Sandra Gipson** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

11-22-08
My Commission Expires:

CHARLOTTE Y. PEACOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 11 day of March, 2005.

Notary Public

My Commission Expires: 11-22-08

CHARLOTTE Y. PEACOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tax/Map ID & Parcel
92-10
254.00

New Owners:
Joyce & Richard Holt
2717 Delaware Ave.
Nashville, TN 37207

Send Tax Bills to :
Joyce & Richard Holt
714 Tuckahoe Dr.
Madison, TN 37115