Davidson County DEEDQC
Recvd: 03/24/05 09:48 4 pg:
Fees:22.00 Taxes:0.00
20050324-0031987

THIS QUITCLAIM DEED made and entered into this the 14th day of March, 2005, by and between RUBY P. WILKINS, hereinafter referred to as the Grantor, and LISA SIMS, TRUSTEE OF THE RUBY P. WILKINS REVOCABLE TRUST AGREEMENT dated March 3, 2005, hereinafter referred to as the Grantee;

WITNESSETH

Grantor hereby quitclaims unto the Grantee and her assigns forever, all her right, title and interest in and to that certain tract or parcel of land, with improvements thereon, if any, situate at 2908 Susan Drive, Nashville, Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Map of Cloverhill Subdivision, Section II, of record in Book 2133, page 46, Register's Office for said County.

Said Lot No. 89 fronts 100 feet on the southerly side of Susan Drive and extends back between lines 145.6 feet on the westerly side and 150.3 feet on the easterly side, to a line in the rear on which it measures 46 feet.

Being the same property conveyed to Floyd Wilkins, Jr., and wife, Ruby Wilkins, by deed from Charles Richard Parrish, and wife, Emily A. Parrish, of record in Book 3938, page 723, Register's Office for Davidson County, Tennessee. Floyd Wilkins, Jr. died intestate on October 11, 1998.

Tax Map No. 96-6, Parcel No. 179

Prepared By: Jones, King & Downs, P.C.
P.O. Box 1689
Bristol, VA 24203

Every deed, deed of trust, lease or other instrument executed by Grantee, or her successor Trustees, on behalf of the Trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the Trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the Trust Agreement establishing such Trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said Trust; and (iii) if such instrument is executed by successor Trustees to certify in said instrument that such successor Trustees have been properly appointed. The fact that the trust instrument and any amendments thereto are not recorded shall not affect the ability of the Trustees to deal with the trust property.

This conveyance is made subject to any and all agreements, covenants and restrictions appearing of record, and all visible or recorded easements and right-of-ways, if any.

This conveyance is further made in accordance with Tennessee Code Annotated, §§67-4-409(a)(3)(F) and 67-4-409(a)(4).

Payment of property taxes is expressly assumed by the Grantee.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

Ruby P. Wilkins

RUBY P. WILKINS

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND

Personally appeared before me Virginia H. Grigg, a Notary Public for the Commonwealth of Virginia at Large, Ruby P. Wilkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 14th day of March, 2005.

Virginia H. Grigg

Notary Public

My commission expires: 8/31/2008

The undersigned does hereby swear or affirm that no money has been exchanged or received in this transfer.

Ruby P. Wilkins

Ruby P. Wilkins

Sworn to and subscribed before me this 14th day of March, 2005.

Virginia H. Grigg

Notary Public

My commission expires: 8/31/2008

THIS DEED PREPARED BY:
Jones, King & Downs, P.C.
P.O. Box 1689
Bristol, VA 24203

ADDRESS OF GRANTEE/NEW OWNER:
Lisa Sims, Trustee
107 North Plum Street
Richmond, VA 23220
Grantee is responsible for property taxes

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PRIOR DEEDS.