This Instrument Prepared by :

TUSCA R. S. ALEXIS
Attorney at Law
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
KAREN D. GROVES
2107 14th Ave., N.
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
81-7-47.00

Davidson County DEEDQC
Recvd: 04/01/05 12:01 2 pgs
Fees:12.00 Taxes:0.00
20050401-0035446

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **I. V. IVORY, JR.** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **KAREN D. GROVES** (Grantee) herein, her successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of a subdivision of large lots Nos. 21 and 30 in Owens Plan of Buena Vista Lots, as of record in Book 57, Page 26, Register's Office for said County, and Plan Book 1, Page 84, Chancery Court for said County.

Said Lot No. 35 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Nance Street, and runs back between parallel lines 149 feet to an alley.

BEING the same property conveyed to I. V. Ivory, Jr. and Katina Dunlap by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Annie L. Redd and Administrator of the Estate of Mildred Cater, of record by instrument number 20041215-0149296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 2107 14th Avenue, North, Nashville, Davidson County, Tennessee 37208.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 1st day of April, 2005.

I. V. Ivory Jr.
I. V. IVORY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ~~April~~ 1st

On this the ~~March~~ 1st day of April, 2005, before me personally appeared **I. V. IVORY, JR.,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

KIMBERLY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly Jackson
NOTARY PUBLIC
My Commission Expires: 1-24-2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Karen D. Groves
KAREN D. GROVES

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

Kimberly Jackson
NOTARY PUBLIC
My Commission Expires: 1-24-2009

KIMBERLY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY