Davidson County DEEDQC
Recvd: 04/12/05 11:11 1 pgs
Fees:12.00 Taxes:0.00
20050412-0040296

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077-1733

QUITCLAIM DEED

FROM: SARA F. POE
TO: CHARLES W. DOWNS, ET UX
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: CHARLES W. DOWNS 213 MORRIS ST., HENDERSONVILLE, TN 37075
MAP AND PARCEL NO. 071-08-0 126.00 12DZ 04330

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2005.

Notary Public K.J. Shelton

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

My Commission Expires: 07/24/2007

FOR AND IN CONSIDERATION OF THE payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Sara F. Poe, unmarried, hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto Charles W. Downs and wife, Janice Poe Downs, all my/our right, title, interest and claim in and to that certain tract or parcel of land in Davidson, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot Number 159 on the Plan of Joywood Heights, Section Number 1 as of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Poe and wife, Sara F. Poe by deed of record in Book 5930, Page 270, Register's office for Davidson, County, Tennessee.

Property Address: 2021 Jones Circle, Nashville, TN

Robert Ralph Poe having since died on September 18, 2004 in Rutherford County, Tennessee.

Robert Ralph Poe being one in the same person as Robert R. Poe.

This conveyance is subject to all restrictions, encumbrances and easements of record.

This instrument prepared by information provided by the Grantors and not by a search of the public records by American Escrow Company.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of April, 2005.

Sara F. Poe

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County, above, Sara F. Poe, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 8th day of April, 2005.

Notary Public
K. J. Shelton

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

My Commission Expires: 07/24/2007