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

Davidson County DEEDQC
Recvd: 04/22/05 10:30 1 pg
Fees:12.00 Taxes:0.00
20050422-0044975

QUITCLAIM DEED

FROM: CORDELL JONES, JR.
TO: PEGGY DELORES CRAGUE AND DEBORAH DIANNE PLANT
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: PEGGY DELORES CRAGUE, 121 PANA DRIVE, HENDERSONVILLE, TN 37075
MAP AND PARCEL NO. 083-13-0 101.00 18W 05020

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

Peggy D. Crague
Affiant

Subscribed and sworn to before me this 20th day of April, 2005.

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

Notary Public

My Commission Expires:

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, CORDELL JONES, JR., unmarried, hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto PEGGY DELORES CRAGUE AND DEBORAH DIANNE PLANT, EACH A ONE-HALF INTEREST AS TENANTS IN COMMON, 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, described as follows, to wit:
Being the north ½ of Lot No. 95 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.
Said part of said lot fronts 50 feet on the south side of Fatherland Street, and runs back between parallel lines 106.5 feet to a dead line.
The parties of the first part also convey unto the parties of the second part an easement for a sewer line 5 feet in width extending across the south one-half (1/2) of said lot 95 and along the east boundary thereof to Lillian Street, as set forth in decree of record in Minute Book 181, page 184, Chancery Court.

Being the same property conveyed to CORDELL JONES, JR. AND WIFE, MARY E. D. JONES by deed of record in Book 2907, Page 231, Register's office for Davidson County, Tennessee.

Property Address: 1112 FATHERLAND STREET, NASVHILLE, TN 37206

Mary Evell Jones having since died on December 29, 2003 in Davidson County, Tennessee.
Mary Evell Jones being one in the same person as Mary E. D. Jones.

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 20th day of April, 2005.

Cordell Jones Jr
CORDELL JONES, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

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

Witness my hand, at office this the 20th day of April, 2005.

LEE O'NEIL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 6-5-05