22

JUN 07 2004

Instrument Prepared By:

TATUM & JONES , Attorneys
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant William H Tibbs

Subscribed and sworn to before me this 3 day of June

Notary Public

My Commission Expires: 6-6-2005

Notary Public, Wayne County, Michigan
My Commission Expires June 6, 2005

Davidson County DEEDQC
Recvd: 05/04/05 12:14 2 pgs
Fees:12.00 Taxes:0.00
20050504-0049942

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
James Keeler 3034 Indiana Avenue Nashville, TN 37209	SAME	Map 92-9-99

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, William H. Tibbs , by these presents does hereby transfer and quitclaim and convey unto James Keeler, his successors and assigns, all of his right, title, and interest in and to the following described land:

Land in Davidson County, Tennessee, being Lot No. 2 8 on the Plan George E. Jackson's Subdivisionof the Marable ten acre tract, s of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 39 feet on the northerly side of Indiana Avenue, formerly Locust Street, and runs back bertween parallel lines 115 feet to an alley.

Being part of the same property conveyed to Fannie Tibbs by deed from James T. Brooks, filed March 3, 1933 and recorded in Book 919, page 29, Register's Office for Davidson County, Tennessee. The said Fannie Tibbs died intestate, on May 16, 1962, survived by her two children, Hazel Tibbs Harris and William H. Tibbs. The said Hazel Tibbs Harris died intestate on November 24, 1996, leaving no children or spouse and survived by William H. Tibbs as her only heir.

Prepared from information provided by the parties without the benefit of a title search.

This is improved property, known as 3034 Indiana Avenue, Nashville, TN 37209

WITNESS my hand this 3 day of June, 2004

William H Tibbs
WILLIAM H. TIBBS

STATE OF Michigan
COUNTY OF Wayne

On this 3rd day of June 2004, before me, a Notary Public within and for the State and County aforesaid, personally appeared William H. Tibbs, the 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.

Notary Public

My Commission Expires: 4-4-2005

Notary Public, Wayne County, MI
My Commission Expires