Davidson County DEEDQC
Recvd: 07/27/05 12:55 2 pgs
Fees:12.00 Taxes:0.00
20050727-0087593

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Amanda Hicks Pinson, aka, Amanda H. Pinson and Lucinda Hicks Waddell,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James Michael Hicks** all my rights, title and interest in and to the following described real estate, to-wit:

Property Address: 1609 Burton Avenue, Nashville, Tennessee 37215

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 53 on the Map of Section I, Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County.

Said Lot No. 53 fronts 102.5 feet on the south side of Burton Avenue as measured around a curve, and runs back between lines, 215 feet on the west line and 192 feet on the east line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Amanda Hicks Pinson, Lucinda Hicks Waddell, and James Michael Hicks from Tish E. Hicks by Last Will and Testament recorded January 31, 2005 in Probate Office for Wilson County, Tennessee. Bill Howard, surviving spouse of Tish E. Hicks, has executed a waiver of his elective share. Also the same property conveyed to Tish E. Hicks from James W. Corder, Executor of Estate of Cora Rossie Corder, by Warranty Deed dated June 12, 1985 and recorded June 14, 1985 in Book 6582, page 468, re-recorded in Book 7988, page 433, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 547, page 128, Register's Office for Davidson County.

LHW
Sellers Ints.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 19th day of July, 2005.

Lucinda Hicks Waddell
Amanda Hicks Pinson, aka, Amanda H. Pinson
By Lucinda Hicks Waddell, as Attorney-in-Fact

Lucinda Hicks Waddell
Lucinda Hicks Waddell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Lucinda Hicks Waddell,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the **Attorney-in-Fact** for **Amanda Hicks Pinson, aka, Amanda H. Pinson,** who duly executed one certain Power of Attorney appearing of record in Record Book ___, Page ___, of the said Register's Office of Davidson County, Tennessee, and that she as **Attorney-in-Fact, executed the foregoing instrument** for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness. # 20050727-0087592

Notary Public

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **Lucinda Hicks Waddell** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same on her behalf to be her free act and deed.

Notary Public

My Commission Expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Rita C Barber
Affiant

Subscribed and sworn to before me this 19th day of July, 2005.

Notary Public

My Commission Expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 10/22/05

Tax/Map ID & Parcel
117-15-120.00

New Owners:
James Michael Hicks
1609 Burton Avenue
Nashville, TN 37215

Send Tax Bills to :
SAME / NEW OWNER