Davidson County DEEDQC
Recvd: 08/08/05 10:23 2 pgs
Fees:12.00 Taxes:0.00
20050808-0093062

THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tracy Lee Higgins 306 Marita Avenue Goodlettsville, TN 37072	same	Map 34-09 Parcel 37

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, **Vincent P. Higgins, unmarried,** hereinafter referred to as Grantor(s), do(es) hereby Quitclaim and convey unto **Tracy Lee Higgins, unmarried,** hereinafter referred to as Grantee(s), her heirs and assigns, all his right, title, and interest in and to the following described tract of land.:

See attached Exhibit "A" for legal description which is incorporated herein by reference

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN. NO WARRANTY OF TITLE EITHER EXPRESSED OR IMPLIED.

This conveyance is made subject to any and all conditions, restrictions, and easements of record.

This property is known as 306 Marita Avenue, Goodlettsville, Tn 37072

WITNESS my hand, this the 2nd day of August, 2005.

Vincent P. Higgins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent P. Higgins, unmarried, the within named bargainor(s) with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 2nd day of August, 2005.

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

MY COMMISSION EXPIRES: JAN 26, 2008

The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 2nd day of August, 2005.

My Commission Expires:

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Donna C. Pionk
NOTARY PUBLIC

MY COMMISSION EXPIRES: JAN 26, 2008

LEGAL DESCRIPTION - EXHIBIT A

BEING LOT NO. 25 ON THE PLAN OF GATEWAY, SECTION 1, OF RECORD IN PLAT BOOK 3300 AT PAGES 39 AND 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TRACY LEE HIGGINS AND HUSBAND, VINCENT P. HIGGINS BY DEED FROM JOHN W. JORDAN AND WIFE, FAYE J. JORDAN, DATED JUNE 29, 1995, AND OF RECORD IN BOOK 9725, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.