FROM: **SAM P. ELLIS, JR.**

Davidson County DEEDQC
Recvd: 10/25/05 08:47 2 pgs
Fees:12.00 Taxes:0.00
20051025-0128441

TO: **INEZ B. ELLIS**

QUITCLAIM DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Sam P. Ellis, Jr., and Wife 403 Hitt Drive Goodlettsville, TN 37072	SAME	Map 18-7 Parcel 36

THIS INSTRUMENT PREPARED BY:

BRIAN MCDONALD
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201
615-250-8000

STATE OF TENNESSEE
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
Inez B. Ellis
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Oct 20 05
Vicki S. Johnson
Deputy Register

I, Sam P. Ellis, Jr., by these presents do hereby quitclaim and convey unto Inez B. Ellis, her heirs and assigns, all of my right, title, and interest in and to the following described land in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No.63 on the Plan of Connell Estates, Section I, as of record in Book 2900, page 15, Register's Office for said County.

Said Lot No. 63 fronts 96 feet on the northerly side of Hitt Lane, said frontage being part of a curve having a radius of 530 feet, and extends back 189.1 feet on the westerly line and 149.6 feet on the easterly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Fran P. Tinnin and Wife, Judy A. Tinnin by deed from Goodlettsville Development Company, Inc., of record in Book 4265, page 624, Register's Office for said county.

Conveyance of this property is made subject to restrictions of record in Book 2927, page 581, Register's Office for Davidson county, Tennessee, and Plan of Record in Book 2900, page 15, RODC, which provides for ten-foot easement for public utility purposes, 50-foot building setback line from Hitt Lane, overhang easement, and conditions of Owner's Certificate.

BEING the same property conveyed to Sam P. Ellis, Jr., and wife Inez B. Ellis by deed from Fran P. Tinnin and wife Judy A. Tinnin of record in Deed Book 4312, page 208, Register's Office for Davidson County, Tennessee.

No title search was requested and no representation as to validity is given.

THIS IS IMPROVED PROPERTY KNOWN AS 403 HITT LANE, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072.

The said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this the 2nd day of May, 2005.

Sam P. Ellis, Jr.
SAM P. ELLIS, JR.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named SAM P. ELLIS, JR., 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.

Witness my hand and official seal at Davidson County, Tennessee this 2nd day of May, 2005.

Clara Katherine Wear
NOTARY PUBLIC

My Commission Expires: 7-30-2005

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY