Davidson County DEEDQC
Recvd: 11/28/05 09:30 2 pgs
Fees:12.00 Taxes:0.00
20051128-0142432

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **William Robert Allen, Barbara Janet England, and Kenneth Wayne Allen** by these presents do hereby quitclaim and convey to **Jeffrey Scott Allen**, all of our right, title, life estate and interest in and to the following described tract of land to wit:

Property located at 120 Elmhurst Avenue, Nashville, Davidson County, Tennessee, 37207 AND:

BEING Lot No. 10 and the northerly 27 feet of Lot No. 11 of Block "B" on the Plan of East View Subdivision of the Schwab Property, as of record in Book 547, Page 64, Register's Office for Said County.

SAID Lot No. 10 and part of Lot No. 11 front together 77 feet on the easterly side of Elmhurst Avenue and extends back 166 feet, more or less, on the southerly line and 171 feet 6 inches on the northerly line to a dead line, measuring 77 feet thereon.

BEING the same property conveyed to William Allen and Barbara Allen by Warranty Deed from John Moody Vance and wife, Annie Elizabeth Vance recorded in Book 2742, Page 375, Register's Office for Davidson County, Tennessee. William Allen died intestate on 12/21/02. Barbara Allen died on 10/14/05 leaving her children, William Robert Allen, Barbara Janet England, Kenneth Wayne Allen, and Jeffrey Scott Allen, as surviving heirs as evidenced by the Affidavit of Heirship recorded in Instrument No. 20051128-0142431, said Register's Office.

This conveyance is subject to any and all restrictions, easements, and building setback lines of record.

The above referenced property was not the primary residence of the Grantors.

This is improved property is known as **120 Elmhurst Avenue, Nashville, Tennessee 37207**.

WITNESS my hand and seal on this 22nd day of November, 2005.

William Robert Allen
William Robert Allen

Barbara Janet England
Barbara Janet England

Kenneth Wayne Allen
Kenneth Wayne Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Robert Allen, Barbara Janet England, and Kenneth Wayne Allen**, the bargainors with whom I am personally acquainted (or satisfactorily proven), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2005.

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 19, 2009

Elizabeth G. Christmas
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Maurine Davis
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 22nd day of November, 2005.

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires SEPT. 19, 2009

Elizabeth G. Christmas
Notary Public

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**Map/Parcel:**
Jeffrey Scott Allen 120 Elmhurst Ave. Nashville, TN 37207	SAME	71-14-275