Davidson County DEEDQC
Recvd: 03/07/06 09:45 2 pgs
Fees:12.00 Taxes:0.00
20060307-0026068

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
James Roberts 1402 Hawkins Street Nashville, TN 37203	SAME	~~9313/316~~ 093-13-0316

STATE OF MARYLAND)
COUNTY OF PRINCE GEORGES)

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

LaPearle R Philyaw
AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2006.

Petrella A. Roland
NOTARY PUBLIC

My Commission Expires: 1/1/2008

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LaPearle R. Philyaw, heir at law to Susie E. Roberts, deceased, do hereby quitclaim and convey unto James Roberts, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 133 feet of the Westerly half of Lot No. 40 on the plan of Sigler's Addition to Nashville, as of record in Plan Book No. 1, Page 4, Chancery court at Nashville.

Said part of Lot No. 40 fronts 50 feet on the Northerly side of Hawkins Street and runs back between parallel lines 133 feet, more or less, to the South line of Banks part of said Lot, and subject to the private alley mentioned in the deed from W.E. Fly and wife, to Otho C. Banks and wife, of record in Book 550, Page 174, Register's Office for said County, and also mentioned in the deed from W.E. Fly and wife, to C.W. McConnell and wife, of record in Book 716, Page 467, said Register's Office; and being the same property conveyed to the Home Owners' Loan Corporation by Trustee's Deed from W.B. Marr, Substitute Trustee, dated December 9, 1940, and recorded in Book 1165, Page 237, of the Register's Office of Davidson County, Tennessee.

And being also the same property conveyed to Odessa M. Roberts and LaPearle Roberts by deed from Home Owners' Loan Corporation of record in Book 1084, Page 304, R.O.D.C. Tenn

This being the same property conveyed to Albert Roberts and wife, Susie E. Roberts, by deed from Odessa M Roberts and LaPearle Roberts of record in Book 2152, Page 261, Register's Office for Davidson County, Tennessee. Albert Roberts is now deceased.

. This is improved property, known as 1402 Hawkins Street, Nashville, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may effect the premises.

IN WITNESS WHEREOF we have hereunto set out hands on this the 3rd day of March, 2006.

LaPearle R. Philyaw
Heir of Estate of Susie Roberts

STATE OF MARYLAND)
)
COUNTY OF PRINCE GEORGES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaPearle R. Philyaw, the bargainor, with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at North Brentwood, MD this 3rd day of March, 2006.

My Commission Expires: 1/1/2008

NOTARY PUBLIC

This Document Prepared By:

WILLIAM A. VERNICH
Attorney at Law
1300 SunTrust Bank Building
201 4th Avenue North
Nashville, TN 37219
Phone: (615) 256-2642