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Realty Title
48-A

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- Susan Murphy AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2006. Diane K. Mann NOTARY PUBLIC MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

This instrument prepared by: Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
PEGGY DOUGLAS	New Owner	104-16-0-349.00
(NAME)	(NAME)	
1515 ASHWOOD AVENUE		
(STREET ADDRESS)	(STREET ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Ann Rice, unmarried, by these presents, quitclaims and conveys unto Peggy Douglas, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 33, on the Plan of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 33 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Mae Rice Woods and Gerland Berry Rice by deed from Ann Radar, dated 5-29-68, of record in Book 4241, Page 270, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Mae Rice Woods by quitclaim deed from Gerland Berry Rice, dated 2-09-77, of record in Book 5116, Page 25, Register's Office for Davidson County, Tennessee. Mae Rice Woods having since died in 1991, leaving her sister, Jennie Rice Waddy, as one of her heirs at law and, under her unprobated Last Will and Testament, one of her intended devisees.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1515 Ashwood Avenue, Nashville, TN 37218.

Witness my hand this 28th day of February, 2006

Ann Rice

Ann Rice

Davidson County DEEDQC
Recvd: 03/07/06 10:38 2 pgs
Fees:12.00 Taxes:0.00

20060307-0026167

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, Ann Rice, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28th day of February, 2006.

Diane K. Mann
Notary Public

My commission expires: 8/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN