Davidson County DEEDQC
Recvd: 03/24/06 12:45 2 pgs
Fees:12.00 Taxes:0.00
20060324-0033919

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: Barbara Ann Flippen Northern
Robert Berry Flippen
Melvin Eugene Flippen
Ernest Maurice Flippen
c/o Barbara Ann Flippen Northern TON A.JF
1728 Dr. D.B. Todd Jr. Boulevard
Nashville, TN 37208

SEND TAX BILLS TO: Barbara Ann Flippen Northern
1728 Dr. D.B. Todd Jr. Boulevard
Nashville, TN 37208

MAP-PARCEL NUMBER 81-11 159

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned Alliette John Flippen, by these presents, quitclaims, grants and conveys unto Barbara Ann Flippen Northern, Robert Berry Flippen, Melvin Eugene Flippen and Ernest Maurice Flippen, all the undersigned's interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of McGavock Re-subdivision of Lot No. 397, as of record in Book 5190, page 669, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, said monument located at the southeast corner of the property conveyed to A.P. Johnson by deed of record in Book 2283, page 445 of the Register's Office for Davidson County; thence, with the easterly margin of 18th Avenue North, South 34 degrees 03' 37'' East, 52.00 feet to an iron pin; thence, leaving the easterly margin of 18th Avenue North, North 40 degrees 00' East, 147.17 feet to an iron pin in the westerly margin of 17th Avenue North, same being the northwest corner of the property conveyed to Spencer Northern and wife, Josephine Northern, by deed or record in Book 2924, page 179 of the Register's Office for Davidson County; thence, with the westerly margin of 17th Avenue North, North 50 degrees 00' West, 50.00 feet to an iron pin located at the northeast corner of the A.P. Johnson property; thence, with Johnson's easterly line, South 40 degrees 00' West 132.89 feet to the point of beginning, containing 7,000.57 square feet, according to a survey performed by William M. Keel, Registered Land Surveyor, dated July 30, 1982.

Being a portion of the property conveyed to Lucian Northern and wife, Ellie Northern, by deed from Beatrice Finley of record in Book 641, page 339, Register's Office for Davidson County, Tennessee. The said Lucian Northern and wife, Ellie Northern, have since died and Alliette John Flippin was appointed Executrix of the estate of Ellie Mae Vance Northern by the Probate Court of Davidson County, Tennessee.

This is improved property, known as 1728 Dr. D.B. Todd Jr. Boulevard, Nashville, Tennessee 37208. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of MARCH, 2006.

GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Alliette John Flippen, the grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal at Nashville, Davidson County, Tennessee this the 24th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 7/29/06.

STATE OF TENNESSEE ' COUNTY OF DAVIDSON	The actual consideration or value, whichever is greater, for this transfer is $10.00.
Sworn to and subscribed before me, this 24th day of March, 2006.	Affiant
NOTARY PUBLIC	Commission Expires: 7/29/06.

This Instrument was prepared by:
J. Todd Faulkner
Attorney at Law
2501 Crossfield Drive
Nashville, TN 37214