Davidson County DEEDQC
Recvd: 04/18/06 15:52 4 pgs
Fees:23.00 Taxes:74.00
20060418-0044469

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or whichever is greater, for this transfer is $20,000.00.

Mattie M. Pratt
AFFIANT

Subscribed and sworn to before me this 14th day of April, 2006.

Anita J. Settles
NOTARY PUBLIC

My Commission Expires: 5/24/

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:	
Mattie Pratt	Same	92-2-77	92-7-144
4713 Packard Drive		92-2-78	92-7-145
Nashville, TN 37211		92-2-79	92-7-146
		92-2-80	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Myles Owens IV, Grantor, does hereby remise, release and forever quitclaim unto Mattie Pratt, all his right, title and interest in and to certain parcels of land in Davidson County, Tennessee, described as follows:

PARCEL ONE:

Land in Davidson County, Tennessee, being a part of Lot No. 1 in J. B. Davis' subdivision of record in Book 57, page 96, Register's Office for said County.

Said part of Lot No. 1 fronts 33-1/4 foot on the westerly side of Tweed Street, now 21st Avenue North, and runs back between parallel lines 124 feet, more or less to the line of the right of way of the Tennessee Central Railroad.

Being the same property conveyed to C. B. Howse and wife, Madolyn Howse by deed from Julia R. M. Otey, of record in Book 4587, page 809, said Register's Office. The said Madolyn Howse pre-deceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised this property to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens III and Myles Owens IV, as tenants in common in fee simple.

This is improved property known as 801 21st Avenue, North, Nashville, Tennessee.

PARCEL TWO:

TRACT 1: Being all of Lots No. 5 and 6 and the southerly 5 feet of Lot No. 7, Plan of J. B. Davis Subdivision, of record in Book 161, page 123, Register's Office for Davidson County, Tennessee.

Said Lots No. 5 and 6 and the southerly part of Lot No. 7 front 76 feet on the westerly side of 21st Avenue, North and run back between

parallel lines 76.6 feet on the North line and 90.0 feet on the south line, to the right of way lane of Tennessee Central R.R., measuring 76.5 feet thereon.

TRACT 2: Being part of Lot No. 2 in Dr. J. R. Davis Subdivision, a plan of which is of record in Book 57, page 96, and Book 161, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 33 1/2 feet on the westerly side of 21st Avenue, North, formerly Tweed St., and runs back between 100 ft., more or less, to a dead line, measuring 33 1/2 feet thereon.

The above two tracts being the same property conveyed to C. B. Howse and wife, Madolyn O. Howse by deed from Roy S. Jones and wife, Cynthia Lynn Jones, of record in Book 4705, page 835, said Register's Office. The said Madolyn O. Howse pre-deceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised this property to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens III and Myles Owens IV, as tenants in common in fee simple.

This is improved property known as 811-817 21st Avenue, North, Nashville, Tennessee.

PARCEL THREE:

Being Lot No. 50 on the Plan of O. H. Menees' Subdivision of part of the Boyd McNairy Lots, as of record in Book 57, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the northerly side of Jefferson Street and runs back between parallel lines 165 feet, more or less, to the southerly margin of Madison Street.

Being the same property conveyed to C. B. Howse, Sr. and wife, Madolyn Howse by deeds of record in Book 4336, page 782, Book 5850, page 455; Book 5850, page 458; Book 5930, page 711; Book 6002, page 783; Book 6002, page 786; Book 6002, page 789; Book 6017, page 797; Book 6043, page 172; Book 6092, page 477; Book 6120, page 248 and Book 6213, page 72, Register's Office for Davidson County, Tennessee. The said Madolyn O. Howse pre-deceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised part of this lot to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens III and Myles Owens IV, as tenants in common in fee simple, and the remainder of the lot was devised to Mattie Pratt, C. B. Howse, Jr., Larry Howse, Richard Hill, Myles Owen III and Myles Owen IV as part of his residuary estate, as stated in the Affidavit of Heirship of record in Book 8557, page 871, said Register's Office.

This is improved property known as 2716 and 2718 Jefferson Street, Nashville, Tennessee.

PARCEL FOUR:

Land in Davidson County, Tennessee, being part of Lot 51 on the Map of Dr. O. H. Meness' Subdivision as of record in Book 57, page

89. Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by A & A Engineers, Inc., dated August 28, 1981, as follows:

Beginning at an iron pin in the northerly margin of Jefferson Street, said pin being in the southeasterly corner of property deeded to C. B. Howse as of record in Book 4820, page 590, Register's Office for Davidson County, Tennessee; thence N. 7 deg. 40 min. 55 sec. W. 141.02 feet to an iron pin; thence N. 82 deg. 38 min. 32 sec. E. 39.8 feet to an iron pin; thence S. 7 deg. 41 min. 09 sec. 157.55 feet to an iron pin in the northerly margin of Jefferson Street; thence with a curve to the right 43.30 feet to the point of beginning, said tract containing 5,980 sq. ft., more or less.

Being the same property conveyed to C. B. Howse and wife, Madolyn Howse by instrument from Christina Norris, Clerk and Master of the Chancery Court for Davidson County, Tennessee, of record in Book 5854, page 343, Register's Office for Davidson County, Tennessee. The said Madolyn O. Howse pre-deceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised this property to Mattie Pratt, C. B. Howse, Jr., Charles e. Mitchell, Myles Owens III and Myles Owens IV, as tenants in common in fee simple.

This is improved property known as 2720 Jefferson Street, Nashville, Tennessee.

PARCEL FIVE:

Land in Davidson County, Tennessee, described as follows:

Being part of the west part of Lot No. 51 on the plan of O. H. Manees' Subdivision, of record ion Book 57, page 89, Register's Office for said County, and described according to a survey thereof made June 9, 1945, by S. R. Sanford, Jr., surveyor, as follows:

Beginning at a point in the northeasterly intersection of 28th Avenue, North, and Jefferson Street as now located; thence along the easterly margin of 28th Avenue, North, Northerly 120.5 feet to a railroad spike set in the southeast intersection 28th Avenue, North, and Madison Street; thence with the southerly margin of the same easterly 38 feet to a stake; thence southerly 138.4 feet to a railroad spike in the Northeasterly margin of Jefferson Street; thence with the margin of the same northwesterly 36 feet to the point of beginning.

Being the same property conveyed to C. B. Howse and wife, Madolyn Howse, by deed from C. B. Howse and wife, Madolyn Howse, as Trustees, of record in Book 5853, page 687, Register's Office for said County. The said Madolyn O. Howse pre-deceased the said C. B. Howse. The said C. B. Howse died, testate, and by his last will and testament, of record in Will Book 158, page 204, Probate Clerk's Office for Davidson County, Tennessee, devised this property to Mattie Pratt, C. B. Howse, Jr., Charles E. Mitchell, Myles Owens III and Myles Owens IV, as tenants in common in fee simple.

This is improved property known as 2722 Jefferson Street, Nashville, Tennessee.

Said C. B. Howse, Jr. and Charles E. Mitchell, have conveyed their interests to Mattie Pratt by quitclaim deed recorded under Document Locator No. _____, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6 day of APRIL, 2006.

Myles Owens IV

"Grantor"

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ DUVAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myles Owens IV, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Jacksonville, Florida, this 6 day of April, 2006.

SHAWN J. COSTLOW
Notary Public - State of Florida
My Commission Expires Dec 28, 2009
Commission # DD 502099
Bonded By National Notary Assn.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-28-09