PICK-UP

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 05/03/06 09:04 3 pgs
Fees:17.00 Taxes:0.00

20060503-0050862

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00

Alan B. Cowan Frank E. Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2008

(AFFIX SEAL)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary F. Crenshaw (NAME)	Mary F. Crenshaw (NAME)	105-09
904 Benton Ave (STREET ADDRESS/ROUTE NUMBER)	904 Benton Ave (STREET ADDRESS)	398
Nashville TN 37204 CITY/STATE/ZIP	Nashville TN 37204 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alan B Cowan Frank E. Cowan ALAN B. COWAN FRANK E. COWAN

DO HEREBY QUITCLAIM AND CONVEY UNTO

Mary F Crenshaw MARY F. CRENSHAW

ALL MY RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE 904 BENTON AVE. .41 ACRES FIELD BOOK NUMBER 16W 17160 MAP & PARCEL 105-09-0 398.00 DEED BOOK 6095, PAGE 824.

SEE EXHIBIT "A" LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO MATILDA ANN COWAN WHOM IS DECEASED

RECORDED IN BOOK 6095 PAGE 824, R.O.D.C., TN

NOTE: Legal description taken from prior deed of record.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, SETBACK LINES, RESTRICTIONS, ZONING OR OTHER MATTERS AS MAY AFFECT THE PREMISES.

ALAN B. COWAN & FRANK E. COWAN ARE THE ONLY HEIRS OF MATILDA ANN COWAN.

WITNESS MY HAND THIS 2ND DAY OF MAY, 2006.

Alan B Cowan Frank E. Cowan

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. Crenshaw, Alan B. Cowan & Frank E. Cowan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, as his/her/their free act and deed.

Witness my hand and official seal at 904 Benton Ave. NASHVILLE, Tennessee, this 2ND day of MAY, 2006.

LAWON GLADNEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY, TENN.

Lawon Gladney Notary Public

Commission Expires:
My Commission Expires SEPT. 23, 2008

THIS INSTRUMENT WAS PREPARED BY:
Lawon Gladney

Affidavit

The undersigned Frank E. Cowan and Mary F. Crenshaw, as sellers of property located and known as 904 Benton Avenue, Nashville, Tennessee 37204 (the "Property"), declares as follows:

Alan B. Cowan and Frank E. Cowan did indeed sign property over to Mary F. Crenshaw and we, Esquire Title & Escrow, Inc. are held harmless by any recourse from our corrections by any buyer or seller in reference to property.

Alan B. Cowan and Frank E. Cowan are the only surviving heirs to Matilda Ann Cowan.

I declare that the foregoing is true and correct. Dated this 19 day of April, 2006.

Alan B Cowan
Alan B. Cowan

Frank E Cowan
Frank E. Cowan

Mary F Crenshaw
Mary F. Crenshaw

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alan B. Cowan, Frank E. Cowan and Mary F. Crenshaw with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

LAW OFFICE OF J. GRADY SIDNEY STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY, TENN. My Commission Expires SEPT. 22, 2008

Subscribed and sworn to before me the 19 day of APRIL, 2006.

My commission expires:

Law
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED