This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 212
Nashville, Tn 37211

Davidson County DEEDQC
Recvd: 12/01/06 15:47 2 pgs
Fees:12.00 Taxes:0.00
20061201-0148737

ADDRESS NEW OWNER AS:

Tina Brown
1218 Hawkins St
Nashville, TN, 37203

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Map & Parcel: 93-13-0/301.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Michael Buford, unmarried

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Tina Brown, unmarried

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of EdgeHill Estates, Section 74, as of record in Book 4470, Page 8 for said County.

Beginning at a monument in the northerly margin of Hawkins Street, at the southwesterly corner of the lot herein described; thence leaving said Street, North 09 degrees 19 minutes east, 205 feet to an iron pin in the southerly margin of Alley No. 423; thence with the margin of said alley, South 82 degrees 08 minutes East, 3462 feet to an iron pin in the beginning of a curve; thence around said curve, southeasterly 23.94 feet to an iron pin in the westerly margin of 13th Avenue South; thence with the same South 09 degrees 19 minutes West 179.12 feet to a monument in the beginning of a curve; thence around said curve; southwesterly 30.91 feet to an iron pin in the northerly margin of Hawkins Street; thence with the same North 82 degrees 08 minutes West 30.50 to the point of beginning.

Being the same property conveyed to Michael Buford, unmarried and Tina R. Brown, unmarried by Warranty Deed from Willie Mai Fragier dated May 24th, 2000 and filed for record in Instrument No. 20000530-0052912, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: 1218 Hawkins Street Nashville Tennessee 37203.

WITNESS OUR HANDS this _____ day of November, 2006.

Michael Buford

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Michael Buford with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 14 day of November 2006.

LAURA-MARIE McCLAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Laura-Marie McClain

My commission expires: 1-26-09

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $ 0.

Affiant

Sworn to and subscribed to before me this 1 day of December, 2006.

My commission expires: 3/15/08

Notary Public

KEITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN