THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Alfred E. Mason Jr.	SAME	083-06-35
1612 Benjamin Avenue		
Nashville, TN 37206		

Davidson County DEEDQC
Recvd: 07/30/07 10:50 2 pgs
Fees:12.00 Taxes:0.00
20070730-0090002

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates. PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $0.00 .

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2007.

Notary Public

My commission expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Lawrence C. Biggs, Jr., a one- sixth undivided interest; Leslie E. Biggs, a one- sixth undivided interest and Linda G. Mason, a one-third undivided interest, "Grantor" by these presents, does hereby quitclaim and convey unto Alfred E. Mason, "Grantee", his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 38 ON THE PLAN SHOWING SUBDIVISION OF LOTS 8,9,10 AND PART OF LOT NO. 7 IN BLOCK "A", LOT NOS. 13 AND 14 IN BLOCK "B" AND ALL OF BLOCK "C" IN SUBDIVISION OF THE WEAKLEY HOME PLACE, AS OF RECORD IN PLAT BOOK 547, PAGE 12, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ALFRED E. MASON AND WIFE, ALTHEA RIDGE MASON BY INSTALLMENT DEED AS RECORDED IN RECORD BOOK 1250, PAGE 310 (Lot 38).

THE SAID ALFRED E. MASON HAVING SINCE PREDECEASED HIS WIFE ALTHEA RIDGE MASON ON JULY 20, 1978, VESTING OWNERSHIP OF SAID PROPERTY BY OPERATION OF LAW IN ALTHEA RIDGE MASON. THE SAID ALTHEA RIDGE MASON HAVING SINCE DIED INTESTATE ON AUGUST 26, 1984. PURSUANT TO AFFIDAVIT OF HEIRSHIP AS RECORDED IN INSTRUMENT NUMBER 20070730-0090001, VESTING OWNERSHIP IN HER HEIRS AT LAW: ALFRED E.MASON JR.; LAWRENCE C. BIGGS, JR., SURVIVING ISSUE OF LUCY A. MASON BIGGS; LESLIE E. BIGGS, SURVIVING ISSUE OF LUCY A. MASON BIGGS; MARY EVELYN MASON AND LINDA G. MASON.

THE SAID MARY EVELYN MASON HAVING SINCE DIED INTESTATE VESTING OWNERSHIP IN HER INTEREST IN SAID PROPERTY TO HER HEIRS AT LAW, ALFRED E. MASON, JR.; LAWRENCE C. BIGGS, JR., SURVIVING ISSUE OF LUCY A. MASON BIGGS, LESLIE E. BIGGS, SURVIVING ISSUE OF LUCY A. MASON BIGGS AND LINDA G. MASON.

ALSO BEING THE SAME PROPERTY CONVEYED TO ALFRED E. MASON BY QUITCLAIM DEED ORF RECORD AS RECORDED IN INSTRUMENT NUMBER 200705170059090 AND RE-RECORDED IN DEED OF CORRECTION AS RECORDED IN INSTRUMENT NUMBER 200705070054521. THESE DOCUMENTS HAD SOME ERRORS AND ARE BEING CORRECTED IN THIS DOCUMENT.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved (x) property, known as 1612 Benjamin Street, Nashville, TN 37206 .

Witness my hand this 18th day of July, 2007.

Lawrence C. Biggs

Grantor- Lawrence C. Biggs

Leslie E Biggs

Grantor- Leslie E. Biggs

Linda G. Mason

Grantor- Linda G. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, Lawrence C. Biggs, Leslie E. Biggs and Linda G. Mason , with whom I am personally acquainted, and who acknowledged that Lawrence C. Biggs, Leslie E. Biggs and Linda G. Mason executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of July, 2007.

Notary Public

My Commission Expires 3/26/10.

F:\wp\Blank RE Docs\QUITCLAIM DEED.wpd

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY