Prepared By and Returnable to:
Bone McAllester Norton PLLC (dma)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 06/27/08 13:13 3 pgs
Fees:17.00 Taxes:0.00
20080627-0066613

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Peggie L. Hicks 2101 Baker Road Goodlettsville, TN 37072	same	Map: 82-5 Parcel: 126.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, Frank Hicks ("Grantor"), does hereby quitclaim and convey unto Peggie L. Hicks ("Grantee"), her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being lot numbers 11, 12, 13, the southerly parts of lot number 14 and 66, and all of lot numbers 67, 68 and 69 and that part of Alley No. 505 lying between said lots on the Plan of the Subdivision of the McGavock City Part Lots, as of record in Book 57, page 101, Register's Office for Davidson County, described together as follows:

Beginning at the northeast corner of Third Avenue North, formerly College Street, and Van Buren, formerly McGavock Street; thence with the northerly margin of Van Buren Street, eastwardly 285 feet to the westerly margin of Second Avenue North, formerly Market Street; thence with the westerly margin of said Avenue Northwardly 155.66 feet to a point 20 feet from the center line of the L & N Railroad; thence westwardly parallel with and 20 feet from said center line of the L & N Railroad, 285 feet to the easterly margin of Third Avenue North; thence with said Avenue, southwardly 155.66 feet to the beginning

Being the same property conveyed to Culbert Construction Company by deed from C. C. Cowan and wife, Margaret Hays Cowan of record in Book 4727, page 861, Register's Office for Davidson County, Tennessee.

And being further conveyed to Frank E. Hicks and Peggie L. Hicks by Warranty Deed recorded as instrument #20010105-0001846.

This is improved property known as 1501 Second Avenue North, Nashville, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents and/or supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of June, 2008.

Frank Hicks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of June, 2008.

Notary Public

My Commission Expires:

3/10/12

DAVID M. ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Anthony, a Notary Public in and for said County and State, Frank Hicks, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2008.

NOTARY PUBLIC

My Commission Expires:

3/12/12



My Commission Expires MAR. 10, 2012