BILL GARRETT, Davidson County
Trans:T20090055108 DEEDQC
Recvd: 08/12/09 12:40 5 pgs
Fees:27.00 Taxes:0.00
20090812-0075970

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, Tennessee 37219

# QUITCLAIM DEED

From: RACHEL AILEEN ATAYEV and RONALD AUSTIN HIGDON, Grantors

Map-Parcel Numbers:
134-09-0B-076.000-CO

To: NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee nonprofit corporation, Grantee

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Address New Owner:

Nashville Area Habitat for Humanity, Inc.
1006 Eighth Avenue, South
Nashville, Tennessee 37203

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Same

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30th day of ~~June, 2008.~~ July, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES 7-5-2011

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FOR AND IN CONSIDERATION OF the sum of ZERO Dollars ($0.00), the receipt and sufficiency of which are hereby acknowledged, RACHEL AILEEN ATAYEV, a single woman, and RONALD AUSTIN HIGDON, by Rachel Aileen Atayev as Guardian for Ronald Austin Higdon, a minor, pursuant to Order of the Seventh Circuit Court for Davidson County on July 15, 2009 (Docket No. 90P-893) (collectively, the "Grantor"), does quitclaim and convey unto

NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 3308 Hope Hill Court, Nashville, Tennessee 37211.

Matilda Lee Higdon retained a life estate in Quitclaim Deed to Rachel Aileen Atayev and Ronald Austin Higdon, dated November 20, 2006, and recorded in the Davidson County Register's Office as Instrument No. 20061130-0147556. Matilda Lee Higdon died on February 10, 2009, and Rachel Aileen Atayev was named as Guardian for Ronald Austin Higdon, a minor, pursuant to Order of the Seventh Circuit Court for Davidson County on July 15, 2009 (Docket No. 90P-893).

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

Witness our hands this 30th day of July, 2009.

Rachel Aileen Atayev
Rachel Aileen Atayev

Rachel Aileen Atayev
Rachel Aileen Atayev, as Guardian for Ronald Austin Higdon, a minor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lee Mitchell, a Notary Public of said County and State, Rachel Aileen Atayev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 30th day of July, 2009.

LEE MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES 7-5-2011

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lee Mitchell, a Notary Public of said County and State, Rachel Aileen Atayev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald Austin Higdon, and who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Ronald Austin Higdon, a minor.

Witness my hand and seal, at Office in Nashville, this 30th day of July, 2009.

Notary Public

LEE MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES 7-5-2011

Atajan Atayev joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Atajan Atayev

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Lee Mitchell, a Notary Public of said County and State, ATAJAN ATAYEV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 30th day of July, 2009.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES 7-5-2011

LEE MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 62, as shown on the map entitled Revision One of Providence Park, Phase 2, R10 Cluster Lot Option, of record as Instrument No. 20050922-0113968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MATILDA LEE HIGDON, AN UNMARRIED PERSON, by deed from NASHVILLE AREA HABITAT FOR HUMANITY, INC., A TENNESSEE NON-PROFIT CORPORATION, of record as Instrument No. 20060324-0034135, dated March 23, 2006, said Register's Office. Being furthered conveyed to RACHEL AILEEN ATAYEV AND RONALD AUSTIN HIGDON, by Quitclaim Deed (Irrevocable Life Estate) of record as Instrument No. 20061130-0147556, dated November 20, 2006. Matilda Lee Higdon died on February 10, 2009.