This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:

FRANCES HACKNEY FOX

BILL GARRETT, Davidson County
Trans:T20090066394 DEEDQC
Recvd: 09/30/09 08:30 2 pgs
Fees:12.00 Taxes:0.00
20090930-0090563

TO:

ROY DANIEL FOX, JR.

QUITCLAIM DEED

New Owner & Address	Taxable Party	Parcel ID
Roy Daniel Fox, Jr. 308 Pullen Avenue Nashville, Tennessee 37207	Roy Daniel Fox, Jr. 308 Pullen Avenue Nashville, Tennessee 37207	071 110 170.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ .00.

Frances Hackney Fox
FRANCES HACKNEY FOX

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18, DAY OF August, 2009.

Margaret Thornton
NOTARY PUBLIC

MARGARET THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/14/09
DATE

My Commission Expires 11-14-09

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***FRANCES HACKNEY FOX***, do hereby knowlying, voluntarily Quitclaim, with love and affection, to my Son, ***ROY DANIEL FOX, JR.***, Twelve (12%) Percent of my interest, rights and title in the below said real property while retaining for myself a Life Estate in said real property as described, to-wit:

BEING the east 50.00 feet of Lot No. 62 on the Plan of Trinty Heights Addition, Subdivision of the Bass Lands, as of record in Book 161, Page 38, Register's Office for said county.

SAID part of Lot No. 62 fronts 50.00 feet on the southerly side of Pullen Avenue and runs back between parallel lines 150.00 feet to an alley.

BEING the same real property conveyed to Roy Daniel Fox, Sr. (Now Deceased), and Wife, Frances Fox, by Warranty Deed dated January 26, 1957, of record in Book 2636, Page 197, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is improved property known as:

308 Pullen Avenue, Nashville, Davidson County, Tennessee 37207

WITNESSED My Hand this the 18 day of August, 2009.

Frances Hackney Fox

FRANCES HACKNEY FOX

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Margaret Thornton, a Notary Public in and for said County and State, the within named ***FRANCES HACKNEY FOX***, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 18 day of August, 2009.

MARGARET THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 11-14-09

Margaret Thornton

NOTARY PUBLIC

My Commission Expires: 11/14/09.

DATE