BILL GARRETT, Davidson County
Trans:T20120084023 DEEDQC
Recvd: 11/02/12 15:46 3 pgs
Fees:17.00 Taxes:0.00
20121102-0101328

OATH

The actual consideration received in this transaction was $0.00 cents.

Affiant: [signature]

Witness my hand and official seal, this 2nd day of, November, 2012.

[signature]
Notary Public
My commission expires : 4/24/2016

RALPH CARTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04/24/2016

THIS INSTRUMENT WAS PREPARED BY:
Ralph Carter, Attorney-at-Law
Merritt, Webb, Wilson & Caruso PLLC
215 Centerview Drive, Suite 263, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
1305 Edgewood Place Nashville, TN 37206	New owner	Map 85, Parcel 258 23W-10454

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 02 day of November, 2012, by and between Jacquelyn C. Biggers and Desiree Alynn Benefield, heirs at law of Eunice H. Biggers ("Grantors"), and Tina Alston, a single individual ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and forever quitclaim unto Grantee, Grantee's heirs, successors and assigns, all of Grantors' right, title and interest in and to the following described real estate, located in Davidson County, Tennessee, TO WIT:

Being Lot No. 44 in the Plan of "Edgewood", E. T. Brown's subdivision of the Bransford Place, as of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 60 feet on the north side of Edgewood Place, and extends back northerly, between parallel lines, 209 feet, more or less, on its western margin and 203 feet, more or less, on its eastern

margin to Seymour Avenue, formerly Johnson Avenue, having a frontage of 50 feet on Seymour Avenue, formerly Johnson Avenue.

The source of Grantors' equitable interest is an Affidavit of Heirship, of record as Instrument Number 20121101-0100426, Register's Office for Davidson County, Tennessee.

The above-described property is improved property commonly known as 1305 Edgewood Place, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to all limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 02 day of November, 2012.

Jacquelyn C. Biggers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Ralph Carter, the undersigned Notary Public in and for said County and State, the within named Grantor, Jacquelyn C. Biggers, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2nd day of November, 2012.

RALPH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2016

Notary Public
My commission expires: 1/24/2016

Witness my hand this 2ND day of November, 2012.

Desiree A. Benefield
Desiree Alynn Benefield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Victoria Elliott, the undersigned Notary Public in and for said County and State, the within named Grantor, Desiree Alynn Benefield, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 2ND day of, November, 2012.

VICTORIA ELLIOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Victoria Elliott
Notary Public
My commission expires: 04/18/2015

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES AND THE LEGAL DESCRIPTION OF THE PROPERTY WAS OBTAINED FROM THE DEED PROVIDED BY THE PARTIES. ACCORDINGLY, THE DRAFTER OF THIS DOCUMENT MAKES NO WARRANTY ABOUT THE INFORMATION CONTAINED HEREIN.