BILL GARRETT, Davidson County
Trans:T20130105529 DEEDQC
Recvd: 12/18/13 14:33 4 pgs
Fees:22.00 Taxes:0.00
20131218-0128006

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Howard E. Lavendar 102 Whisbrook Avenue Vine Grove, KY 40175	Same	105-1; Par 235

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **GEORGE PHILLIPS,** (the "Grantor") by these presents do hereby quitclaim and convey unto **HOWARD EUGENE LAVENDER,** (the "Grantee") and his heirs, successors and assigns, any and all right, title interest owned by the Grantor to the Grantee in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property") to be held by Grantee as a Tenancy in Common in the herein described tract of land:

The Property is improved property known as: 1503 Edgehill Avenue, Nashville, Tennessee 37212.

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

Witness my hand this 12 day of Dec, 2013.

GEORGE PHILLIPS

EXHIBIT A

All that lot, tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as:

Certain land in Davidson County, Tennessee, being part of Block 25 on the Plan O.B. Hayes Rokeby Plan, as of record in Book 21, page 87, Register's Office for said County described as follows:

Beginning at the southwest intersection of 15th Avenue, South and Edgehill Avenue; thence with the margin of Edgehill conveyed to Roberta Carter, by deed of record in book 4251, page 868, said Register's Office for said County; thence with her easterly line and parallel to 15th Avenue South southerly 100 feet to a point; thence easterly 84 ½ feet to a point in the westerly martin of 15th Avenue South; thence with the margin of the same northwardly 100 feet to the point of beginning.

Including by excluding the property conveyed to Nashville Housing Authority, by deed of record in Book 4251, page 412, said Register's Office. Being the same property conveyed to Maude Hill and Ethel Jones Reed by deed Metes and Bounds. The said Maude Hill having died September 9, 1972. The said Ethel Jones Reed having died June 26, 1972. That at the time of Ethel Jones Reed's death she was unmarried and her two children pre-deceased her with her one-half interest vesting in Maude Hill.

That at the time of Maude Hill's death she was survived by her eight adult children named: Finis Hill, Jr., George Hill, Harold Hill, Irissa Grant, Lena Phillips, Mary Grannum, Norfleet Hill and Taddeus Hill.

Being the same property conveyed to Finis Hill, Jr., George Hill, Harold Hill, Irissa Grant, Lena Phillips, Mary Grannum, Norfleet Hill and Thaddeus Hill by Affidavit of Heirship of record in Instrument No. 20041230-0154813 Register's Office for Davidson County, Tennessee.

The said Finis Hill, Jr. having died intestate on June 19, 1979 leaving his two adult children, Oliver Sawyers and Richard J. Sawyers. That no estate was opened on Finis Hill, Jr.

The said Oliver Sawyers having since died intestate after Finis Hill, Jr., and being survived by Alveia Latrice Wilson. That no estate was opened on Oliver Sawyers.

The said Mary Grannum having died intestate unmarried and without surviving children on February 20, 1994. That no estate was opened on Mary Grannum.

The said Norfleet Hill having died intestate, unmarried and without children on July 27, 1995. That no estate was opened on Norfleet Hill.

The said Irrisa Grant having died intestate, unmarried and without children on April 5, 2002. That no estate was opened on Irissa Grant.

The said Lena Phillips having died intestate, unmarried on January 11, 2003 being survived by four adult children namely, Clark Smith, Edward S. Hill, George Phillips, and Mose J. Phillips. That no estate was opened on Lena Phillips.

The said George Hill having died intestate, unmarried and being survived by his wife, Louise Hill and two adult children named, George Hill, Jr. and Constance McCrary. That no estate was opened on George Hill .

The said Constance McCrary having died intestate, unmarried after George Hill and she being survived by her daughter, Constance Lorraine Gant-Bangum. That no estate was opened on Constance McCrary.

The said Thaddeus Hill having died intestate on July 27, 1994 being survived by his wife, Betty Vaden Hill and four adult children, Sharon Hill, Emily Edwards, Mary Regina Hill and Thaddeus Hill, Jr. That no estate was opened on Thaddeus Hill.

The said Lela Hill having died intestate, unmarried and without children after Thaddeus Hill and prior to her mother, Betty Vaden Hill's death. That no estate was opened on Lela Hill.

The said Betty Vaden-Hill died intestate on October 13, 2003 and was survived by her three children, Emily Edwards, Mary Regina Hill and Thaddeus Hill, Jr.

The said Harold Hill having died intestate on August 7, 2011, leaving Mary Ann Lavender as his sole heir in Davidson County, Probate Case 11P-1539.

The said Mary Ann Lavender having died February 25, 2013 leaving Howard Eugene Lavender as her sole heir in Davidson County Probate Case 13P-1319.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **GEORGE PHILLIPS** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 2013.

LINDSEY ELLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Lindsey Ellison
NOTARY PUBLIC

My Commission Expires: 12/6/16

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Raymond E. Lawrence
AFFIANT

Sworn to and subscribed before me this 22nd day of November, 2013.

Martin A. Coppenger
NOTARY PUBLIC AT LARGE

My Commission Expires: 5/5/15