BILL GARRETT, Davidson County
Trans:T20140019192 DEEDQC
Recvd: 03/21/14 15:17 2 pgs
Fees:12.00 Taxes:0.00
20140321-0023592

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:	OWNERS ADDRESS:	SEND TAX BILLS TO:
Highland Title, LLC 700 Johnny Cash Pkwy, Ste 201 Hendersonville, TN 37075	Alice Dorsey 4887 Old Hydes Ferry Pk Nashville, TN 37218	OWNER

Map/ Parcel – 068-00-0-035.00

KNOW ALL MEN BY THESE PRESENTS that I, **Justin Ferguson, sole heir to James Ferguson**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Alice Dorsey**, her heirs and assigns, ALL of my right, title and interest, to a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being a tract of land in the 13th Civil District, described according to a survey made by John M. Sullivan, Surveyor, April 18, 1958, as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike at the Northeast corner of the property of Howell G. Phillips; thence along the center of said Pike, North 82 degrees 56' east 100 feet; North 80 degrees 08' east 100 feet; thence leaving said pike, South 2 degrees 30' west 316.9 feet; thence south 81 degrees 10' west 200 feet to a fence line, being the east line of the Phillips tract; thence along the line of the Phillips tract and along the fence, North 2 degrees 30' east 317.7 feet to the point of beginning.

Being the same property conveyed to James Ferguson and Alice Dorsey as tenants in common, by Special Warranty Deed from Citibank NA as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3, a corporation, dated July 6, 2012, recorded August 23, 2012 in Instrument No. 20120823-0075908, Register's Office for Davidson County, Tennessee. James Ferguson having since died on the 18th day of March, 2013.

Justin Ferguson is the sole heir at law of James Ferguson. See Affidavit of Heirship recorded in Instrument No. 20140102-0000486, Register's Office for Davidson County, Tennessee.

Witness my hand this 13th day of February, 2014.

Justin Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Justin Ferguson**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 13th day of February, 2014.

NOTARY PUBLIC
My Commission Expires: 8/17/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESEE
COUNTY OF _____

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 2014.

_____
Notary Public:
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
28th **Day of** March, 2014.
Faye E Bridges **Deputy Register**