FILE BOX 45

BOOK 9426 PAGE 659

QUITCLAIM DEED

FROM: Ms. Gloria Kay Kidd Kilpatrick

TO: Mr. Thomas Allen Kilpatrick

This Instrument Was Prepared By:
MARLENE ESKIND MOSES
Suite 500
One Church Street Building
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
2374 Granny Wright Lane Hermitage, Tennessee 37076	Thomas Allen Kilpatrick 2374 Granny Wright Lane Hermitage, Tennessee 37076	Map 123 Parcels 78 & 71

AFFIDAVIT

STATE OF ~~TENNESSEE~~ GEORGIA)
COUNTY OF ~~DAVIDSON~~ FULTON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a final decree of divorce in that certain case styled, Thomas Allen Kilpatrick v. Gloria Kay Kidd Kilpatrick, Docket No. 92D-1478, Second Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Gloria Kay Kidd Kilpatrick
GLORIA KAY KIDD KILPATRICK, AFFIANT

Sworn to and subscribed before me, this 13th day of July, 1994.

Brenda Y. Williams
NOTARY PUBLIC

Notary Public, Fulton County, Georgia
My Commission Expires July 7, 1996

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the final decree of divorce in that certain case styled Thomas Allen Kilpatrick v. Gloria Kay Kidd Kilpatrick, Docket No. 92D-1478, Second Circuit Court of Davidson County, Tennessee, Gloria Kay Kidd Kilpatrick has bargained and sold, and by these presents does transfer, quitclaim and convey unto Thomas Allen Kilpatrick, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee. described as follows:

TRACT I:
A Tract of land in the Fourth Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the property line between the lands of Lewis Ward, Sr. and Lona Hamblin, which point is 301 feet South of a United States Government monument, which is the beginning if the tract of land herein conveyed; thence, North 86 degrees 20 minutes West 485 feet to a point, the Northeast corner of the Lewis Ward, Jr. tract; thence, South 4 degrees West 330 feet to a point in the North line of the Ballentine tract; thence, South 86 degrees 20 minutes East 484.7 feet to a point in the Lona Hamblin tract, being the Southeast corner of the tract herein conveyed; thence, North 4 degrees East 330 feet to the point of beginning, and containing 3.67 acres, more or less.

BEING the same property conveyed to Allen Kilpatrick and wife, Kay Kilpatrick, by Deed from Lewis Ward, Jr. and wife, Joan Ward, of record in Book 7233, Page 654, Register's Office for Davidson County, Tennessee.

Exception is taken to that portion of the subject premises lying within the boundary of any street, road or right-of-way or included in deeds to the United States of America of record in Book 3856, Page 791, Book 3860, Page 296, or Book 3861, Page 731, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the 4th Civil District of Davidson County, Tennessee, as shown on a survey by Ralph W. C. Lambert, dated March 14, 1967, as follows:

Beginning at an iron pin at the westerly common corner of the Lewis Ward, Sr. property and the Elvis Ballentine property; thence, North 4 degrees East 330 feet +/- along and with the United States Government property to a point; thence, South 86 degrees 20' East 860 feet +/- to an iron pin; thence, South 4 degrees East 330 feet +/- to an iron pin; thence North 86 degrees 20' East 860 feet +/- to the point of beginning and containing 6.6 acres, more or less.

BEING the same property conveyed to Allen Kilpatrick and wife, Kay Kilpatrick, by Deed from Lewis Ward, Jr. and wife, Joan Ward, of record in Book 7233, Page 654, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in the 4th Civil District of Davidson County, Tennessee as shown on a survey by Ralph W. C. Lambert, dated March 14, 1967, as follows:

Beginning at an iron pin at the westerly common corner of the Lewis Ward, Sr. property and the Elvis Ballentine property; thence, South 86 degrees 20 minutes East 435.0 feet to a point on the southerly boundary of the Lewis Ward, Sr. property; thence, South 4 degrees West 238.2 feet to a point on the northerly boundary of United States Government Percy Priest tract #602; thence, North 72 degrees 20 minutes East with the northerly boundary of said tract #602; 422.2 feet to a concrete monument; thence, North 4 degrees East 163 feet to the point of beginning and containing 2.0 acres.

BEING the same property conveyed to Allen Kilpatrick and wife, Kay Kilpatrick, by Deed from Lewis Ward, Jr. and wife, Joan Ward, of record in Book 7233, Page 654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for Public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

PHOTOCOPY MEMO
LEGIBILITY OF WRITINGS, PRINTING OR WRITING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Allen Kilpatrick and Thomas Allen Kilpatrick are one and the same persons. Kay Kilpatrick and Gloria Kay Kidd Kilpatrick are one and the same persons.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to Thomas Allen Kilpatrick, his heirs, successors, and assigns, forever.

Witness my hand this 25th day of July, 1994.

Gloria Kay Kidd Kilpatrick
GLORIA KAY KIDD KILPATRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Gloria Kay Kidd Kilpatrick personally appeared before me, a Notary Public of said County and State, 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 official seal at Fulton, ~~Tennessee~~ Georgia (BW), this 25th day of July, 1994.

Brenda Wynne Williams
NOTARY PUBLIC

NOTARY PUBLIC GEORGIA FULTON COUNTY BRENDA WYNNE WILLIAMS

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires July 7, 1997

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IDENTIF. & REFERENCE

94 AUG -3 AM 9:26
FELIX ... REGISTER
DAVIDSON COUNTY TN.

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