QUITCLAIM DEED

BOOK 11429 PG. 820

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Shenika Royster	Same	Map 58-15
4221 Kings Ct.		Parcel 11
Nashville, TN 37218		13DA54870

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Helen Mallard**, Executrix of the **Estate of Dorothy M. Royster**, deceased, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey my interest unto **Shenika Royster**, hereinafter referred to as Grantee, her successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office for said County. Said Lot No. 2 fronts 214.90 feet on the westerly side of Kings Court and extends back 211.59 feet on the northerly line and 191.04 feet on the southerly line to a dead line which is a broken line, measuring 250.47 feet thereon.

BEING part of the real property conveyed to Kings Property Company, a partnership, by deed from Neely Whitfield, as of record in Book 3854, Page 533, said Register's Office.

CONVEYANCE of this property is made subject to restrictive covenants contained in an instrument executed by Kings Property Company, a partnership composed of Ervin M. Entrekin, Thomas C. Swann, Henry Hudson and Richard D. Sweeney, not dated, acknowledged September 9, 1966, filed September 20, 1966 and recorded in Book 4059, Page 174, Register's Office for Davidson County, Tennessee, and a ten-foot public utility easement, anchor easement, 100-foot building setback line from Kings Court and conditions of owners certificate as shown on plan of record in Book 3700, Page 86, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Pete Royster and wife, Dorothy Royster, by deed from Kings Property Company, a partnership, composed of Ervin M. Entricken, Thomas C. Swann, Richard D. Sweeney and Henry Hudson of record in Book 4064, Page 450, Register's Office for Davidson County, Tennessee. The said Pete Royster having since died and having predeceased Dorothy Royster, deceased. The property was devised to Shenika Royster in Will Book 180, Page 546, Probate Court for Davidson County, Tennessee.

The above description is the same as in the previous deed of record. 1858 04/13 0101 01CASH 10.00

This is improved property known as **4221 Kings Court, Nashville, TN 37218**.

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

Witness my hand this 13TH day of April 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen Mallard

HELEN MALLARD - Grantor

PICK-UP

99 APR 13 AM 11:08

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BOOK 11423 PG. 321

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 **Helen Mallard**, the bargainor, 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 therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13TH day of April 1999.

NOTARY PUBLIC

My commission expires: My Commission Expires JAN 25, 2003

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Affiant

Subscribed and sworn before me,
this the ___ day of April 1999.

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

My commission expires: _____