Box 21-B

#3

Prepared by:
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Instr:200007180071059 Page: 1 OF 3
REC'D FOR REC 07/18/2000 3:44:59PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Katherine J. Birdwell **225 Cima Drive** **Goodlettsville, TN 37072**	**Katherine J. Birdwell** **225 Cima Drive** **Goodlettsville, TN 37072**	**Map-26-** **Parcel-37**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Joseph Birdwell (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entireties, does hereby quitclaim and convey in fee simple unto his wife, Katherine J. Birdwell (hereinafter "Grantee"), her successors and assigns, any and all of his right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section 5, Clark Place, of record in Book 2331, Page 159, Register's Office for Davidson County, described as follows:
>
> Beginning at a point in the southeasterly margin of Cima Drive at the corner of Lots No. 27 and 28; thence with the line between said lots, southeasterly 321.5 feet to a point; thence North 35° 43′ East 29 feet to a concrete monument; thence South 89° 13′ East 36.6 feet to a concrete monument; thence North 0° 47′ East 152.8 feet to a concrete monument; thence North 56° 29′ West 263.7 feet to a concrete monument in the margin of Cima Drive; thence with the margin of the same, southwesterly around a slight curve, 107.45 feet to the point of beginning.
>
> Being the same property conveyed to Joseph Birdwell and wife, Katherine J. Birdwell, by Warranty Deed from Elaine Roscoe, et al, of record in Book 3073, Page 429 in the offices of the Register of Deeds for Davidson County, Tennessee.
>
> This is improved property known as 225 Cima Drive, Goodlettsville, Tennessee 37072.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from a prior Deed of Trust conveying the

interest in said property to Herschel Greer, as Trustee. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 10 day of July, 2000.

Joseph Birdwell, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me the undersigned, a Notary Public of this County, Joseph Birdwell, the within named bargainor, 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, at office, this 10 day of July, 2000.

Meredith Hassell
Notary Public
My Commission Expires 10-28-2003

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(A).

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Katherine J. Birdwell, Grantee

Sworn and subscribed to before me this 10 day of July, 2000.

My Commission Expires: 10-25-2003

Meredith Hassell
Notary Public

MEREDITH HASSELL NOTARY PUBLIC AT LARGE DAVIDSON TENN.