THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
150 Second Avenue North, Suite 225
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 04/09/01 09:45 2pgs
Fees:11.00 Taxes:249.75
20010409-0034318

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
KENNETH PERRY	KENNETH PERRY	14/97
1120 Red Binkley Road	1120 Red Binkley Road	
Joelton, TN 37080	Joelton, TN 37080	

For and in consideration of the sum of **SIXTY SEVEN THOUSAND FIVE HUNDRED ($67,500) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, and such other good and valuable consideration, I, **CAROLYN BIRMINGHAM**, the grantor, do hereby quitclaim and convey unto **KENNETH PERRY**, the grantee, his heirs and assigns, any and all interest I may have or own in the following described tract or parcel of land in Davidson County, State of Tennessee, known as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and May 31, 1965, as follows: to wit:

BEGINNING at a point in the northerly margin of the Clarksville Highway U.S. 41-A, said point being 304.0 feet in an easterly direction as measured along the northern margin of the said Clarksville Highway, from the northeast corner of the Clarksville Highway and Douglas Road; thence North 6° East 715.0 feet to a point; thence South 79° East 183.0 feet to a point; thence South 6° West 715.0 feet to a point in the northerly margin of said Clarksville Highway; thence in a westerly direction along the northerly margin of the said Clarksville Highway 183.0 feet to a point of beginning, and containing 3.0 acres, more or less.

BEING the same property conveyed to W.F. Morris and wife, Flora Morris, by deed from Tower Real Estate Development Corporation, of record in Book 3905, Page 143, Register's Office for Cheatham County, Tennessee, the said W.F. Morris having since died, being survived by the Flora Vera Morris, as the surviving tenant by the entirety. Flora Morris and Flora Vera Morris are one and the same person.

BEING the same property conveyed to Geraldine Perry and Carolyn Birmingham as tenants in common, by Quitclaim Deed from Flora Vera Morris, of record in Book 8452, Page 614, Register's Office for Davidson County, Tennessee, with a life estate in said property retained by Flora Vera Morris. The said Flora Vera Morris having since died..

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: **6620 Clarksville Highway, Joelton Tennessee 37080**

IN WITNESS WHEREOF, I have hereunto set my hand to this Quit Claim Deed.

DATE: 03/22/01

Carolyn Birmingham
CAROLYN BIRMINGHAM

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, a notary public in and for said State and County, the within named grantor, Carolyn Birmingham, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal at Davidson Co., this 22 day of March, 2001.

BRIAN D. MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Brian D. Mitchell
NOTARY PUBLIC

My commission expires: _____

My Commission Expires JAN. 26, 2002

AFFIRMATION OF VALUE

I do hereby swear or affirm that the actual consideration or value of the property, whichever is greater, for this transfer is $67,500.00 which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

DATE: 03/22/01

Carolyn Birmingham
CAROLYN BIRMINGHAM

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Personally appeared before me, a notary public in and for said State and County, the within named grantor, CAROLYN BIRMINGHAM, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal at Davidson Co., this 22 day of March, 2001.

BRIAN D. MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Brian D. Mitchell
NOTARY PUBLIC

My commission expires: _____

My Commission Expires JAN. 26, 2002