Davidson County DEEDQC
Recvd: 01/24/02 16:19 2pgs
Fees:13.00 Taxes:333.00
20020124-0010237

This instrument prepared by:
BOBBY D. DAVIS
Attorney at Law
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER:
Frank S. Menefee
3018 Lakeshore Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Frank S. Menefee
Post Office Box 41
Groverland, Florida 37736

53-12
178

QUITCLAIM DEED

THIS INDENTURE made this 14 day of November, 2001, between Nova S. Menefee by Frank S. Menefee as Attorney-In-Fact (hereinafter referred to as "Grantor"), and Frank S. Menefee as Trustee of the Nova Sullivan Menefee Family Trust dated November 10, 2000, (hereinafter referred to as "Grantee"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUITCLAIMED, and do hereby bargain, sell, remise, release and QUITCLAIM unto Frank S. Menefee as Trustee of the Nova Sullivan Menefee Family Trust dated November 10, 2000, her heirs and assigns, his interest in the following described property, located in Davidson County, Tennessee, to wit:

> **THE** easterly 150 feet of lot 3, Section 2, Life & Casualty Subdivision of the Dabbs & Elliott Property as per plat of record in Book 843, page 56, Register's Office Davidson County, Tennessee, more particularly described as follows:
>
> **FACING** 150 feet on the Southerly side of Pitts Avenue and running back between parallel lines to a dead line a distance of 581.6 feet and containing 2.001 acres, more or less.
>
> **BEING** the same property conveyed by installment deed to Warren A. Menefee and wife, Nova S. Menefee from Life & Casualty Insurance Company of Tennessee, of record in Book 1036, page 62, Register's Office for Davidson County, Tennessee. Said Warren A. Menefee having deceased on December 9, 1999.

All estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to therein. Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. This deed contains no warranties of title, either expressed or implied.

This deed shall only convey the interest owned by the Grantor herein, but not further and shall be subject to any and all claims, obligations and impediments of title that may exist. We do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

FRANK S. MENEFEE
Attorney-In-Fact for Nova Sullivan Menefee

STATE OF FLORIDA
COUNTY OF LAKE

Personally appeared before me, the undersigned, a Notary Public, for said County and State appeared, **Frank S. Menefee as Attorney-In-Fact for Nova Sullivan,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Sworn to and subscribed before me, this 14 day of November, 2001.

JO ANN GERKEY
COMMISSION # CC 695588
EXPIRES DEC 10, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

NOTARY PUBLIC

My Commission Expires: 12-10-01

STATE OF FLORIDA
COUNTY OF LAKE

Be the actual consideration or value, whichever is greater, for this transfer is $90,000.00

AFFIANT

Sworn to and subscribed before me, this 14 day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 12-10-01

JO ANN GERKEY
COMMISSION # CC 695588
EXPIRES DEC 10, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.