Davidson County DEEDQC
Recvd: 04/17/02 14:25 2pgs
Fees:12.00 Taxes:0.00
20020417-0047754

This Instrument Prepared By:
K. Gabriel Heiser, Esq.
LAW OFFICES OF K. GABRIEL HEISER
155 FRANKLIN RD., SUITE 137
BRENTWOOD, TN 37027
(615) 221-9769

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that VERNICE HESTER, Grantor, her husband having predeceased her, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby quitclaim and convey all of her right, title and interest in the property described below to the following Grantees as tenants in common in the percentages indicated, with rights of survivorship in all of the Grantees, as follows: VERNICE F. HESTER, a 99.5% interest; and DANNY ALAN HESTER and PHILLIP AUBURN HESTER, with rights of survivorship as between them, a 0.5% interest. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 51 on the Plan of Larkwood Subdivision, as of record in Book 2900, page 144, Register's Office for said County.
>
> Said Lot No. 51 fronts 83.0 feet on the westerly side of Upshaw Drive and extends back 120.0 feet on the northerly line and 215.19 feet on the southerly line, to an irregular line in the rear on which it measures 112.23 feet.
>
> Being the same property conveyed to LaVERN HESTER and wife, VERNICE HESTER by deed from Rufus Frank Carroll and wife, Lana Jeanette Carroll, dated October 1, 1966, of record in Book 4065, Page 964, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to applicable restrictions and to easements, setback lines, etc. as shown on the recorded plan.

This is improved property known as 554 Upshaw Drive, Nashville, Tennessee 37214.

No abstract or survey furnished for preparation of this instrument. This description is the same used in the previous deed of record.

IN TESTIMONY WHEREOF, this instrument was executed on April 10, 2002.

Vernice F. Hester
VERNICE HESTER

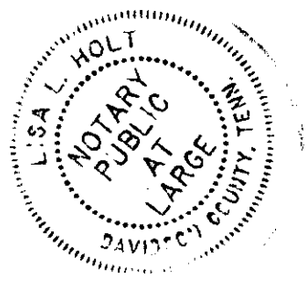
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared VERNICE HESTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal on April 10, 2002.

Lisa L. Holt
NOTARY PUBLIC
My Commission Expires: 11-27-04

**Property address:**
554 Upshaw Drive
Nashville, Tennessee 37214




**Mail Tax Bills To:**
VERNICE HESTER
554 Upshaw Drive
Nashville, Tennessee 37214

**PARCEL I.D.**
Map 108-1
Parcel 11-3D

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is No Dollars and No Cents ($ 0.00).

Cathy Hester
CATHY HESTER, Affiant

Subscribed and sworn to before me on April 10, 2002.

Lisa L. Holt
NOTARY PUBLIC
My Commission Expires: 11-27-04

