This Form furnished by: **HELEN SFIKAS ROGERS, ESQ., ROGERS & ASSOCIATES**

FROM:

CLAUDE W. SHAFFER, SR., Surviving Spouse of DOROTHY S. SHAFFER

Davidson County DEEDQC
Recvd: 05/30/02 14:26 3pgs
Fees:17.00 Taxes:0.00

20020530-0065732

TO:

DAWN SHAFFER COLLIER, MARY FOSTER SHAFFER, STEVEN CAVERT SHAFFER and MARY KATHERINE SHAFFER BOOKER

QUITCLAIM DEED

New Owner & Address	Taxable Party	Unit - Block - Lot
Claude W. Shaffer, Sr. 4536 Carlton Drive Nashville, Tennessee 37215	Claude W. Shaffer, Sr. 4536 Carlton Drive Nashville, Tennessee 37215	130-16.0 042.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ None**

X Claude W. Shaffer

CLAUDE W. SHAFFER, SR.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2002.

Helen S Rogers

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/27/04
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***CLAUDE W. SHAFFER, SR.***, surviving spouse of **Dorothy S. Shaffer**, deceased, do hereby Quitclaim all my interest, rights and title except for a Life Estate in the below described real property as follows: to ***DAWN SHAFFER COLLIER***, a Seventy-Five (75%) percent of the whole, to ***MARY FOSTER SHAFFER***, a Ten (10%) percent of the whole, to ***STEVEN CAVERT SHAFFER***, a Seven and One-Half (7.5%) percent of the whole, and ***MARY KATHERINE SHAFFER BOOKER***, a Seven and One-Half (7.5%) percent of the whole as Tenants in Common.

BEING lot Nº 2 on the Map of Cherry Acres Subdivision, as of record in Book Nº 2083, Page Nº 35, Register's Office for Davidson County, Tennessee.

BEING lot Nº 2 fronts 217.50 feet on the east side of Carlton Drive and runs back between lines, 237.30 feet on the north line and 228.50 feet on the south line to a dead line in the rear on which it measures 169.40 feet.

BEING part of the property conveyed to Highland Construction Company by deed from BuSum Realty Company, of record in Book Nº 2200, Page Nº 470, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the real property conveyed to Claude W. Shaffer and Wife, Dorothy S. Shaffer, by deed from Highland Construction Company, dated December 1, 1954, of record in Book Nº 2335, Page Nº 189, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book Nº 1449, Page 155, and in Book Nº 2142, Page 58, Register's Office for Davidson County, Tennessee, and the plan of record in Book Nº 2083, Page 35, which shows an Owner's Certificate, a 100.00 foot setback line form Charlton Drive and a 10.00 foot easement along the east or rear line of the lot and along the south line of the lot for public utilities.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Sumner County, Tennessee.

This is improved property, known as:

4536 Carlton Drive, Nashville, Davidson County, Tennessee 37215

WITNESSED My Hand this the 30th day of May, 2002.

x Claude W. Shaffer

CLAUDE W. SHAFFER, SR.

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Helen S. Rogers, a Notary Public in and for said County and State, the within named ***CLAUDE W. SHAFFER, SR.***, 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 of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 30th day of May, 2002.

Helen S Rogers

NOTARY PUBLIC

My Commission Expires: 11/27/04

DATE