Davidson County DEEDQC
Recvd: 06/27/03 13:40 2pgs
Fees:12.00 Taxes:0.00
20030627-0089391

Prepared by:
MTC Title-Tennessee, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Roxanne R. Kersten	SAME	113-202
8201 Old Charlotte Pike		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Roxanne Green by these presents do hereby quitclaim and convey unto Roxanne R. Kersten their successors and assigns, all his/her/their rights title and interest in and to the following described tract of land:

A parcel of land on the southerly margin of Old Charlotte Pike, in the 9th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the southerly margin of Old Charlotte Pike, said point being a common corner with Plunkett and the northeast corner of the herein described tract:

Thence with Plunkett's property south 47 deg. 12' 46" W, 236.55 feet to an iron rod; thence South 11 degrees 23' 22" East 125.91 feet to an iron rod; thence south 66 deg 06' 02" East 192.69 feet to an 8 foot oak; thence south 73 degrees 31' 11" East 116.63 feet to a 3 inch locust; thence south 64 deg. 12' 01" East 95.30 feet to a 30" red oak; thence north 88 degrees 20' 32" East 95.24 feet to a 20 inch Hickory, said point being a common corner with D. W. Choate and Joel L. Plunkett; thence with Choat's property south 32 deg. 32' 09" East, 120.64 feet to a 6' dogwood; thence south 23 deg. 37' 04" East 83.50 feet to a 30 foot white oak; thence south 14 deg. 34' 22" West 300.00 feet to a point; thence north 74 deg. 49' 08" W, 423.03 feet to an iron rod; thence N 16 deg. 18' 43" West 228.09 feet to an iron rod; thence N 11 deg. 14' 54" W, 223.76 feet to an iron rod; thence N 11 deg. 23' 22" W, 200.00 feet to an iron rod; thence N 47 deg. 42' 48" E, 221.70 feet to a point in the southerly margin of Old Charlotte Pike; thence with said margin of road with a curve to the left having a radius of _____ feet and a arc of 25.29 feet to a point; thence south 64 deg. 49' 18" E, 28.38 feet to the point of beginning, according to a survey done by Kenneth W. Morton, Tennessee Registered Land Surveyor Number #623, dated April 17, 1998. Legal Description is same as prior deed of record in Instrument Number 20030521-0069635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roxanne Green by Quitclaim Deed from John P. Green of record in Instrument Number 20030521-0069635, Register's Office for Davidson County, TN.

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

Witness my/our hand(s) this 19th day of June, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roxanne Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

Mardy Baird
Affiant

Sworn to and subscribed to before me, this the 19th of June, 2003.

Sharon L. Riney
Notary

Commission Expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 10th day of June, 2003 before me, a Notary Public in and for the State and County aforesaid, personally appeared Roxanne Green, known to me or satisfactorily proven to be the person (s) whose name (s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and seal, at this office in Brentwood, Tennessee, this 19th day of June, 2003.

My Commission Expires: 5-27-07

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.