Davidson County DEEDQC
Recvd: 12/17/03 12:19 3pgs
Fees:18.00 Taxes:398.49
20031217-0179998

This Instrument Prepared By:
W. Wayne LeRoy
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

FROM:

Annie Laurie A. Vanstone

AND

TO:

Keith Vanstone and Roslyn McGee, Trustees

FROM:

Keith Vanstone and Roslyn McGee, Trustees

TO:

Blair Vanstone

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Blair Vanstone	Same	Map 85-7
3108 Edgemont		Parcel 74
Nashville, TN 37214		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $107,700 cv.

Blair Vanston
Affiant

SWORN TO AND SUBSCRIBED before me this the 17th day of December, 2003.

Cynthia A. Holladay Martin
Notary Public

My Commission Expires: 5/28/2006

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of $1.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part, ANNIE LAURIE A. VANSTONE, quitclaims unto the Parties of the Second Part, KEITH VANSTONE AND ROSLYN McGEE, Trustees, all her right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee.

Saud Lot No. 175 fronts 217.94 feet on the northerly side of Edgemont Drive and extends back between lines 289.26 feet on the northeasterly line which is a broken line and 160 feet on the southwesterly line to a dead line in the rear measuring 131.2 feet thereon.

Being the same property conveyed to William H. Vanstone and wife, Annie Laurie A. Vanstone, by deed from Carl Batson and wife, Bettye H. Batson, of record in Book 3177, page 157, Register's Office for Davidson County, Tennessee, the said William H. Vanstone having died in May of 1989.

This conveyance is made subject to easement of record in Book 5166, page 733, Register's Office for Davidson County, Tennessee.

This is improved property known as 3108 Edgemont Drive, Nashville, Davidson County, TN 37214.

AND, NOW, we, the said Keith Vanstone and Roslyn McGee, Trustees, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey the same property hereinabove described and set forth, to which reference is hereby made, to BLAIR VANSTONE. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17 day of DECEMBER, 2003.

P.O.A.
ANNIE LAURIE A. VANSTONE

Keith C. Vanstone
KEITH VANSTONE, TRUSTEE

ROSLYN McGEE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Laurie A. Vanstone, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 17th day of December, 2003.

Cynthia A. Holladay
Notary Public

My Commission Expires: 5/28/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Vanstone, Trustee, the bargainor, 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 therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15th day of December, 2003.

Jennifer Ownby
Notary Public

MY COMMISSION EXPIRES 04/28/06
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roslyn McGee, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 25th day of November, 2003.

Janice McFarland
Notary Public

My Commission Expires: 2/7/06



X:\Wayne\Vanstone\vanstone-quitclaim.wpd