Davidson County DEEDQC
Recvd: 04/16/04 08:43 2pgs
Fees:12.00 Taxes:0.00
20040416-0042845

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map-Parcel*** |
|---|---|---|
| Bonnie A. McKnight, Trustee<br>BONNIE A. MCKNIGHT LIVING TRUST<br>1511 Jones Boulevard<br>Murfreesboro, Tennessee 37129-2048 | Bonnie A. McKnight, Trustee<br>and T.J. Anderson<br>319 Ridgecrest Drive<br>Murfreesboro, TN 37130 | Map 105-11<br>Parcel 276 |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409(3)(A).

Bonnie A. McKnight
AFFIANT

Sworn to and subscribed before me this 7 day of April, 2004.

Notary Public
My Commission Expires: July 30, 2005

# QUITCLAIM DEED

FOR $0 CONSIDERATION, I, BONNIE MAE MCKNIGHT (being one and the same as BONNIE A. MCKNIGHT), for the express purpose of conveying all of my right, title and interest in this property to my Living Trust, being a 50% ownership interest, do hereby quitclaim and convey unto Bonnie A. McKnight, Trustee, or her successors in trust, under the revocable BONNIE A. MCKNIGHT LIVING TRUST dated 22 April, 1998, and any amendments thereto, all of my right, title and interest in the following described real estate in Davidson County, Tennessee:

Being the southerly part of Lot No. 32 on the Plan of Vine Hill, John W. Morton's First Addition as of record in Book 161, page 12, Register's Office for said County, as described as follows:

Beginning on the northerly margin of Benton Avenue at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, northwardly 78.4 feet; thence westwardly 89 feet to the easterly margin of Bransford, formerly Morton Avenue; thence with said Avenue, southeastwardly 94.3 feet to the northerly margin of Benton Avenue; thence with said Avenue, eastwardly 36 feet to the beginning.

BEING the same property conveyed by Sue Anderson Reed to Bonnie Mae McKnight and T.J. Anderson, by deed of record in Instrument Number 20020408, Page 42834, Register's Office for Davidson County, Tennessee.

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

This property is known as 1914 Bransford Avenue, Nashville, Tennessee

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 7 day of April, 2004.

Bonnie A. McKnight
BONNIE MAE MCKNIGHT

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 BONNIE MAE MCKNIGHT with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of April, 2004.

Notary Public
NOTARY PUBLIC

My Commission Expires: July 30, 2005