Prepared by:
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Davidson County DEEDQC
Recvd: 06/10/04 15:20 2pgs
Fees:12.00 Taxes:0.00
20040610-0069088

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR.
Kaye K. Knox **1256 West Hickory Spring Ct.** **Brentwood, TN 37027**	**Kaye K. Knox** **1256 West Hickory Spring Ct.** **Brentwood, TN 37027**	**Map 159** **Parcel 140**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, RONALD F. KNOX, JR. (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entireties, does hereby quitclaim and convey in fee simple unto his wife, KAYE K. KNOX (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No 13 on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, page 110, Register's Office for said County.
>
> Said Lot No. 13 fronts 169.59 feet on the northerly side of West Hickory Springs Court and extends back 298.87 feet on the easterly line and 242.65 feet on the westerly line to a dead line measuring 313.65 feet thereon.
>
> Being the same property conveyed to Grantor and Grantee herein as tenants by the entireties by Warranty Deed dated January 25, 1971, from H & S Development Company of record in Book 4476, page 392, Register's Office for Davidson County, Tennessee.
>
> Also being the same property conveyed to Grantor and Grantee herein as tenants by the entireties by Quitclaim Deed dated February 6, 1986, from H & S Development Company, Karl E. Haury and American Equity Developers, Inc. of record in Book 6780, page 491 in said Register's Office.

This is improved property know as 1256 West Hickory Springs Court, Brentwood, Davidson County, Tennessee 37027.

The legal description stated above has been taken from the prior deeds of record conveying the interest in said property to Grantor and Grantee as tenants by the entireties. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 9th day of June, 2004.

Ronald F. Knox, Jr.
RONALD F. KNOX, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Tawny C. Estes, a Notary Public of this County, Ronald F. Knox, Jr., the within named 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, at office, this 9th day of June, 2004.

Tawny C. Estes
Notary Public
My Commission Expires: [illegible]

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).