Davidson County DEEDQC
Recvd: 08/12/04 08:44 2pgs
Fees:12.00 Taxes:0.00

20040812-0097304

PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

STATE OF TENNESSEE)
COUNTY OF _____)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Aug 2004.

Deputy Register

_____
Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
326 NORTH CUMBERLAND STREET
LEBANON, TN 37087

ADDRESS NEW OWNER AS FOLLOWS:
Skyla Marie Carnahan
4005 Oxbow Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Skyla Marie Carnahan
4005 Oxbow Drive
Nashville, TN 37207

Map: 041
Group: 12-0
Parcel: 027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DELBERT CARNAHAN, EXECUTOR of the Estate of Foster B. Vantrease, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Foster B. Vantrease, the decedent's will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Will Book 3167, Page 582943, Davidson County Probate Court Clerk's Office for said county, has bargained and sold and hereby remises, releases and forever quitclaims unto SKYLA MARIE CARNAHAN, her heirs and assigns, all his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee described as follows:

> Being lot No. 22 on the Plan of Bellshire Estates, Section 1, as of record in book 2133, page 124 and 125, Register's Office for said County, described as follows:
>
> Beginning on the northeasterly margin of Oxbow Drive at the corner of lots Nos. 21 and 22; thence with the line between said two lots northeastwardly 285.1 feet; thence northwardly 39.8 feet to a concrete monument; thence northwestwardly 152 feet to the corner of lots Nos. 22 and 23; thence with the line between said two lots southwestwardly 247 feet to the northeasterly margin of Oxbow Drive; thence with same southeastwardly 134 feet to the beginning.
>
> DEED REFERENCE:
> Being the same property conveyed to Foster B. Vantrease and wife, Margaret Vantrease, by deed from Donald Guinn and wife, Marjorie Guinn, dated September 19, 1956, and recorded in Book 2596, Page 263, Register's Office of Davidson County, Tennessee. Margaret Vantrease predeceased her husband.

This is the same description as contained in the previous instrument of record.

This is improved property known as 4005 Oxbow Drive, Nashville, Tennessee 37207.

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

WITNESS my hand this 18 day of December, 2003.

Delbert Carnahan, Executor
DELBERT CARNAHAN, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, DELBERT CARNAHAN, EXECUTOR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Lebanon, Wilson County, Tennessee, this 18 day of December, 2003.

J. Stephen Brown
NOTARY PUBLIC

My Commission Expires: 10-30-2007

J. STEPHEN BROWN NOTARY PUBLIC AT LARGE WILSON CO. TENN.