Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20041104-0133333

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins, PLC
122 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 2nd day of November 2004, at Nashville, Davidson County, Tennessee, by Grantor, Craig W. Fessenden, to Grantees, Bruce David Fessenden and Grace Fessenden.

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and do hereby transfer and convey unto the Grantees, to have and to hold to their selves and to their assigns and successors forever, certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Map 18-16 Parcel 33.01
Being Tract No. 2 of the Goodlettsville Development Company, Inc. property on the southernly side of Dorris Avenue, and described according to a survey by Odo E. Rhodes, Surveyor, dated July 12, 1963, as follows: **Beginning** at the northeast corner of the northwest corner of Lot No. 1; thence S. 81 deg. W. with the margin of Dorris Avenue, 85 feet to an iron stake, the corner of Lot No. 3; thence S. 6 deg. 50' E. with Lot No. 3, 160.25 feet ot an iron stake; thence S. 82 deg. 15' E. with a fence 89.25 feet to the corner of Lot No. 1; thence N. 6 deg. 50' W. with Lot NO. 1, 185.8 feet to the beginning.

The above listed parcel being the same property conveyed to Craig W. Fessenden, Bruce David Fessenden and Grace Fessenden of record as instrument number 20001018-103315, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Dorris Avenue, Goodlettsville, Davidson County, Tennessee

Tract 2: Map 18-16 Parcel 33.00
Being Lot No. 3 on an unrecorded Plan, of the Goodlettsville Development Co., Inc. property on the south side of Dorris Avenue, and described according to a survey made by Wayne S. Cooper on July 19, 1966, as follows: Beginning at an iron pin in the south margin of Dorris Avenue, and the northwest corner of Tract No. 2, and being the northeast corner of Tract No. 3 and the point of beginning: thence with

the south margin of Dorris Avenue, S. 81 deg. W. 86.8 feet to an iron stake in the school ground line; thence S. 1 deg. 20' W. along the school ground line, 131.3 feet to a concrete marker; thence W. 82 deg. 15' E. along a fence line 103 feet to an iron pin, and the southeast corner of Tract No. 3, and the southwest corner of Tract No. 2; thence N. 6 deg. 50' W. with the west lot line of Tract No. 2, 160.25 feet to the beginning.

The above listed parcel being the same property conveyed to Craig W. Fessenden of record as instrument number 20030725-104496, Register's Office for Davidson County, Tennessee.

This is unimproved property known as (no address)Dorris Avenue, Goodlettsville, Davidson County, Tennessee.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Craig W. Fessenden

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared, Craig W. Fessenden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and whom, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville , Tennessee, this 2nd day of November 2004.

Nancy Bowen, Notary Public

NANCY BOWEN NOTARY PUBLIC AT LARGE TN SUMNER COUNTY

My Commission Expires: December 1, 2004

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map Number: Parcels Number:**
B. David Fessenden Grace C. Fessenden P.O. Box 238 Crab Orchid, TN 37723	B. David Fessenden Grace C. Fessenden P.O. Box 238 Crab Orchid, TN 37723	**18-16** **33.00** **33.01**

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bruce David Fessenden, Affiant

Sworn to and subscribed before me this day 2nd day of November 2004.

Nancy Bowen, Notary Public

NOTARY PUBLIC AT LARGE TN DAVIDSON COUNTY

My Commission Expires: December 1, 2004