2615

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	} **Parcel 1** }
{Warren V. Espy	{ New Owners	} Map 142-5D }
{Winnie C. Espy, et al	{	} Parcel 55.00 }
{981 Todd Preis Drive	{	} **Parcel 2** }
{Nashville, TN 37221	{	} Map 142-5D }
{	{	} Parcel 56.00 }
{	{	} **Parcel 3** }
{	{	} Map 104-12 }
{	{	} Parcel 39.00 }
{	{	} **Parcel 4** }
{	{	} Map 104-12 }
{	{	} Parcel 40.00 }

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 104 Woodmont }
{Blvd., Suite 115, Nashville, Tennessee 37205. Prepared from information furnished)
{by the parties hereto without the benefit of a title examination. }
{

Davidson County DEEDQC
Recvd: 12/01/04 09:53 5pgs
Fees:32.00 Taxes:0.00

20041201-0142790

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Warren V. Espy and Winnie C. Espy, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Robert J. Notestine III, Trustee with full power to convey and transfer title to the below described real property (The "Grantee"), his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

PARCEL 1

Being Unit No. M-401, together with the Carport designated No. M-401-C, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee as shown on the Plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4892, Page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation,

Section Four, Condominium Apartments, contained in the Master Deed and the By-laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Warren V. Espy and wife, Winnie C. Espy by Warranty Deed from James P. Dick and wife, Sandra Dick of record in Book 6576, Page 703, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 981 Todd Preis Drive, Nashville, TN 37221

PARCEL 2

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Four, Condominium Apartments as of record in book 4860, pages 17, 18, and 19, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. M-402 on said Plan together with the carport designated No. M-402-C, as shown in and described by the Master Deed established Horizontal Property Regime with respect to River Plantation, Section Four Condominium

Being the same property conveyed to Warren V. Espy and wife, Winnie C. Espy by Warranty Deed from Edna Jean Cox and husband Don Dox of record in Instrument No. 20020717-0086332, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 982 Todd Preis Drive, Nashville, TN 37221.

PARCEL 3

Being the south part of the west ½ of Lot No. 26 on the Map of Christopher & Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, Register's Office for said County, as follows:

Beginning at a point in the north margin of Acklen Avenue at the corner of Lots Nos. 26 and 27, said point being 137 feet east of the easterly margin of a sidewalk which is in the right-of-way of 21st Avenue South; thence with the line between said Lots Nos. 26 and 27, northerly 97.5 feet; thence easterly 50 feet to a stake; thence southerly 97.5 feet to an iron pin in the north margin of Acklen Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Warren V. Espy by Quitclaim deed from Esther Cannon Donaldson, Executrix et al of record in Book 3902, Page 185, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2010 Acklen Avenue, Nashville,

TN 37212

PARCEL 4

Being part of the northwest part of Lot 26 on the Map of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, Page 158, and described according to a survey thereof made October 31, 1972, by Southern Land Surveying Company, Inc., as follows:

Beginning at point South 82 degrees, 05' 27" East, 146.5 feet from the east margin of 21st Avenue South in the south margin of a 15 foot alley; thence with said alley, South 82 degrees 05' 27" East, 44.5 feet to a point; thence leaving said alley, South 06 degrees 21' 22" West, 62.5 feet to a point; thence North 82 degrees 06' 42" West, 45.3 feet to a point; thence North 07 degrees 05' 23" East, 62.5 feet to the south margin of said alley to the point of beginning.

Being the same property conveyed to Warren V. Espy and wife, Winnie C. Espy by Warranty Deed from Metropolitan Development and Housing Agency of record in Book 4746, Page 876, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as a portion of 2010 Acklen Avenue, Nashville, TN 37212.

Winnie C. Espy is also known as Winnie M. Espy and is one and the same person.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00 .
(
(
(
(Subscribed and sworn to before me
(this 29th day of November, 2004.
(
(
(
(My Commission Expires: 9/22/07
(

Affiant

BARBARA KEMRY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

Notary Public

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

Now, for the purposes of fulfilling the intent of the Grantors in reconveying the above-described real property to themselves and others as Joint Tenants with Right of Survivorship and not a Tenants in Common, the said Robert J. Notestine III, Trustee does hereby quitclaim,

transfer and convey to unto Warren V. Espy, Winnie C. Espy, Patricia Davis and Michael Espy or Joint Tenants with Right of Survivorship and not as Tenants in Common, the above described or tracts or parcels of real property.

Witness my hand this 29th day of November, 2004.

Warren V. Espy
WARREN V. ESPY

Winnie C. Espy
WINNIE C. ESPY

ROBERT J. NOTESTINE III, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of November, 2004.

Notary Public

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the Undersigned of the state and county mentioned, personally appeared Robert J. DeStefano, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee and as such Trustee acknowledged that he is authorized to execute the foregoing instrument, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing his name by himself as Trustee.

Witness my hand and seal, at office in Nashville this 29th day of December, 2004.

Notary Public 3-31-07

VICKY MCMILLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE