Davidson County DEEDQC
Recvd: 01/14/05 10:01 3 pgs
Fees:17.00 Taxes:0.00
20050114-0005251

QUITCLAIM DEED

FROM: **MICHAEL T. KEEN**

TO: **SHELLEY J. KEEN**

This instrument was prepared by:

Elizabeth A. Garrett
JACKSON, KWELLER, MCKINNEY
WARDEN & HAYES
214 Second Avenue, North
Suite 103
Nashville, Tennessee 37201

PICK-UP

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers:
814 Nesbitt Lane	**Same**	**42-7-2**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Shelley Jo Stappleton Keen v. Michael Thomas Keen, Civil Action Number 04D-2176 Fourth Circuit Court of Davidson County, Tennessee at Nashville and that there was no other consideration given for the transfer.

Elizabeth A. Garrett
Affiant

Sworn to and subscribed before me, this the 21 day of Sept, 2004.

Sarah Schmidt
Notary Public

My Commission Expires: 01/26/08

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This transaction is exempt from tax pursuant to *Tenn. Code Ann.* § 67-4-409(E) and in accordance with the terms and conditions of the Marital Dissolution

Agreement in that certain case styled: Shelley Jo Stappleton Keen v. Michael Thomas Keen, Civil Action Number 04D-2176 Fourth Circuit Court of Davidson County, Tennessee at Nashville, **Michael T. Keen** does hereby quitclaim unto the said **Shelley J. Keen**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Bonnie Brae Subdivision, Section 2, of record in Plat Book 2330, Page 123, Register's Office for said County, to which reference is made for a more complete description.
>
> Beginning at a point on the northwesterly margin of Nesbitt Drive at the corner of Lots Nos. 15 and 16, thence with the line between said lots northwesterly 254 feet to a point; thence N 35 deg. 42' W. 124 feet to a point; thence S 87 deg. 34' E 267 feet to a point in the westerly margin of Summerfield Drive; thence with the margin of same southwardly 194.3 feet to the beginning of a curve; thence around said curve in a southwesterly direction 36.15 feet to a point in the margin of Nesbit Drive, thence with same 110 feet to the beginning.
>
> Being the same property conveyed to Jesse M. Ray and wife, Mildred P. Ray, by Warranty Deed dated July 13, 1959, from J. Claud Smith and wife, Billie Katherine Smith, of record in Book 2925, Page 135 Register's Office for Davidson County, Tennessee. The said Jesse M. Ray having died, thereby vesting property in Mildred P. Ray.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

Witness my hand this the 21 day of Sept, 2004.

Michael T. Keen
MICHAEL THOMAS KEEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sarah Schmidt, a Notary Public of said County and State, Michael Thomas Keen, with whom I am personally acquainted (or proved to me on the bases of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this the 21 day of Sept, 2004.

Sarah Schmidt

Notary Public

My Commission Expires: 01/26/08

