Davidson County DEEDQC
Recvd: 03/11/05 12:45 3 pgs
Fees:17.00 Taxes:0.00
20050311-0027252

THIS INSTRUMENT PREPARED BY:

PHILIP W. DUER
ATTORNEY AT LAW
CORNERSTONE SQUARE
530 CHURCH STREET
SUITE 500
NASHVILLE, TN 37219
(615) 301-4800

QUITCLAIM DEED

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP : PARCEL:**
Mary Ann Conklin and John Ortiz 1798 DeWinton Place Lawrenceville, GA 30243	Same	Part of Map 174, Parcel 18

FOR A CONSIDERATION, of love and affection and no monetary consideration, I the undersigned, **EDNA LOUISE BURKS**, a single person, have bargained sold, and by these presents, do hereby quitclaim, transfer, grant and convey any and all remaining interest which I may now have or forever have in the following described real property, to **MARY ANN CONKLIN,** a married person, and **JOHN ORTIZ**, a single person, as tenants in common, the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot "L" on the survey made by E.L. Miller, Jr. & Co., October 29, 1965.

Said Lot "L" is described as follows:

Beginning at a point in the center of Cane Ridge Road, said point being south 13 degrees 40' east 120 feet from the southwest corner of the property conveyed to Kenneth Earl Morrell and wife, of record in Book 4016, page 586, Register's Office for said County; thence south 80 degrees 00' west 713.7 feet; thence north 4 degrees 45' east 175 feet to an iron pin; thence north 71 degrees 30' east 328.4 feet to an iron pin; thence north 72 degrees 00' east 329.4 feet to the

center of Cane Ridge Road; thence with the center of the same south 13 degrees 40' east 264 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to G.D. Blackburn and wife, Patricia M. Blackburn, by installment deed of Record in Book 4033, page 367, said Register's Office, from J. E. Moss and W. F. Moss and being the same property conveyed to William Horace Burks and wife, Edna Louise Burks, by G.D. Blackburn and wife, Patricia M. Blackburn, by deed of Record in Book 4251, page 502, said Register's Office. The said William Horace Burks having died on March 11, 1999 with his interest passing to his heir at law, the Grantor, Edna Louise Burks. And further being part of the same property conveyed by Quitclaim Deed Edna Lousie Burks to Mary Ann Conklin and John Ortiz, as of record under reference number 20050104-0001270, Registers Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantees understand acknowledge that pursuant to restrictions as of record in Book 4033, Page 370, that no resubdividing of tracts will be permitted until Petition of Consent has been signed by all of the other property owners of the survey plan and understand that this conveyance may be subject to such consent.

This is unimproved property located on Cane Ridge Road containing approximately 3.4 acres, more or less.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13 day of February, 2005.

Edna Louie Burks

EDNA LOUSIE BURKS, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **EDNA**

LOUISE BURKS, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of Feb., 2005.

Pamela B Duer

NOTARY PUBLIC

My Commission Expires: Oct. 31, 2008

PAMELA R. DUER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Sworn to and subscribed before me, _____ this 13 day of Feb., 2005.

Edna L. Burks

AFFIANT

Pamela B Duer

NOTARY PUBLIC

My Commission Expires: Oct. 31, 2008

PAMELA R. DUER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN