Davidson County DEEDQC
Recvd: 03/21/05 08:35 2 pgs
Fees:12.00 Taxes:0.00
20050321-0030204

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
KF Properties, LLC 7422 Jessica Way Rowlett, TX 75089	SAME	Map 147 Group 4 Parcel 162

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) Dollar, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **KATHERINE L. FOX** (hereinafter called the **"GRANTOR"**), hereby quitclaims and conveys all of her right, title and interest in and to that certain tract or parcel of land in the Davidson County, Tennessee, and further described as follows, unto **KF PROPERTIES, LLC, a Tennessee limited liability company,** (hereinafter called the **"GRANTEE"**), its successors and assigns, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bruce Subdivision as of record in Book 6050, Page 43, Register's Office for said County, Tennessee.
>
> Being the same property conveyed to Katherine L. Fox by warranty deed from Jere B. Holt, III and William W. Middleton, of record in Instrument No. 20031001-0144452, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

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

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF. THE PARTIES HERETO RELEASE DOUGLAS S. HALE AND HALE AND HALE, PLC FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY DOUGLAS S. HALE AND HALE AND HALE, PLC FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

This improved property is known as 388 Harding Place, Nashville, Tennessee 37211.

WITNESS, the hand of the undersigned this 18th day of March, 2005, in Franklin, Tennessee.

Katherine L. Fox

Katherine L. Fox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Katherine L. Fox, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 18th day of March, 2005, in Franklin, Tennessee.

Dorothy Faye Hood
Notary Public

My Commission Expires: 8/26/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for the value of this transfer is -0- and NO/100 ($-0-) DOLLARS.

Katherine L. Fox
Affiant

Sworn to and subscribed before me, this 18th day of March, 2005.

Dorothy Faye Hood
Notary Public

My commission expires: 8/26/2007