Davidson County DEEDQC
Recvd: 04/12/05 11:11 1 pgs
Fees:12.00 Taxes:0.00
20050412-0040295

Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077-1733

QUITCLAIM DEED

FROM: SARA F. POE
TO: WILLIAM D. CONNER AND JACQUELINE P. CONNER, TRUSTEES
ADDRESS OF NEW OWNER/SEND TAX BILLS TO: WILLIAM D. CONNER, TRUSTEE 1020 BERWICK TRAIL, MADISON, TN 37115
MAP AND PARCEL NO. 061-00-041.00 12DZ 09060

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 8th day of April, 2005.

Notary Public K.J. Shelton

My Commission Expires: 07/24/2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

FOR AND IN CONSIDERATION OF THE payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Sara F. Poe, unmarried, hereinafter called the Grantors, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto WILLIAM D. CONNER, TRUSTEE AND JACQUELINE P. CONNER, TRUSTEE OF THE WILLIAM D. CONNER AND JACQUELINE P. CONNER REVOCABLE LIVING TRUST DTD 01/14/04, all my/our right, title, interest and claim in and to that certain tract or parcel of land in Davidson, Tennessee as follows:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by T. R. Sanford, Jr., Surveyor, dated June 4, 1965, as follow:
BEGINNING at a nail in a bottle cap in the center line of Ben Allen Road, being the southwest corner of the 10 acre tract as conveyed by deed of record in Book 1345, page 98, Register's Office for said County; thence North 5 deg. E 45' East along an old wire fence and tree line, 250 feet to an iron pin; thence South 71 deg. 37' East 70 feet to an iron pin; thence South 5 deg. 45' West 250 feet to the center line of said Road, North 71 deg. 37' West 70 feet to the point of beginning, containing .39 acres, more or less.

Being the same property conveyed to Robert R. Poe and wife, Sara F. Poe by deed of record in Book 5777, Page 279, Register's office for Davidson County, Tennessee.

Property Address: 337 Ben Allen Road, Nashville, TN 37216

Robert Ralph Poe having since died on September 18, 2004 in Rutherford County, Tennessee.
Robert Ralph Poe being one in the same person as Robert R. Poe.

This conveyance is subject to all restrictions, encumbrances and easements of record.

This instrument prepared by information provided by the Grantors and not by a search of the public records by American Escrow Company.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8th day of April, 2005.

Sara F. Poe

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County, above, Sara F. Poe, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 8th day of April, 2005.

Notary Public
K. J. Shelton
My Commission Expires: 07/24/2007

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN