FILE BOX 45

QUITCLAIM DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,458.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Philip D. Knell, III	New Owner	Map 148
229 Overby Drive		Group 07-0
Antioch, TN 37013		Parcel 036.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Philip Knell, III and Martha Brown and Russell Knell, Sole Heirs of the Estate of Philip D. Knell,
hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Philip D. Knell, III, unmarried
hereinafter called the GRANTEES, their heirs and assigns, all their 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. 876 on the plan of Cherokee Hills Subdivision, Section Eight, as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 876 fronts 70.0 feet on the southerly margin of Overby Drive and extends back 160.0 feet on the westerly line and 150.0 feet on the easterly line to a line in the rear on which it measures 70.8 feet.

BEING the same property conveyed to Philip D. Knell and wife, Bettie M. Knell by deed from Banner Construction Company, of record in Book 4347, Page 443, dated June 24, 1969, Register's Office for said County. The said Bettie M. Knell having predeceased Philip D. Knell. Philip D. Knell died leaving as sole heirs Philip D. Knell, III; Martha Lea Brown; and Russell Knell.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 229 Overby Drive, Antioch, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2005.

Philip Knell, III

Martha Brown

Russell Knell

Davidson County DEEDQC
Recvd: 04/25/05 10:47 2 pgs
Fees:13.00 Taxes:293.99

20050425-0045544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Knell, III, Martha Brown and Russell Knell, 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 21st day of April, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.