Box 21-B

Prepared by:
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Davidson County DEEDQC
Recvd: 06/06/05 15:25 3 pgs
Fees:18.00 Taxes:185.00
20050606-0064447

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Mr. & Mrs. Wayne T. Burkeen **87 Blue Ridge Trace** **Hendersonville, TN 37075**	**Mr. & Mrs. Wayne T. Burkeen** **87 Blue Ridge Trace** **Hendersonville, TN 37075**	**Map 105-13** **Parcel 210**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, MIDDLE TENNESSEE ROOFING CO., INC., a Tennessee corporation (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto WAYNE T. BURKEEN and wife, SHARON M. BURKEEN, (hereinafter referred to as "Grantees"), all right, title and interest in and to the following described property located in Nashville, Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the south half of the lot marked "Blacksmith Lot" on the Plan of W.L.B. Lawrence Land, as of record in Book 21, page 148, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of 12th Avenue South, formerly Middle Franklin or Granny White Turnpike, 100 feet northerly from what was formerly Overton's northwest corner; thence with the easterly margin of said Turnpike, northerly 50 feet to Matilda Taft's southwest corner; thence with her southerly line, easterly 269 feet; thence southerly 50 feet to the southeast corner of said Blacksmith Lot; thence westerly 269 feet to the beginning.
>
> Being the same property conveyed to Grantor herein by Warranty Deed dated February 1, 1980, from William W. Claypool of record in Book 5562, page 589 in said Register's Office.
>
> This is improved property known as 2310 12th Avenue South Nashville, Tennessee 37204.

#346389

The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 6th day of June, 2005.

MIDDLE TENNESSEE ROOFING CO., INC.-
Grantor

By: Wayne T. Burkeen
Wayne T. Burkeen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Harriet Howell White, a Notary Public of this County, Wayne T. Burkeen, President of MIDDLE TENNESSEE ROOFING CO., INC., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 6th day of June, 2005.

Harriet Howell White
Notary Public
My Commission Expires: 11/26/08

HARRIET HOWELL WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $50,000.00.

Wayne T. Burkeen, Co-Grantee

Sworn and subscribed to before me this 6th **day of** June, **2005.**

My Commission Expires: 11/26/05

Notary Public