# QUITCLAIM DEED

**ADDRESS NEW OWNER(S):**
Burnease Kilgo
2508 Stones River Court
Nashville, TN 37214

**SEND TAX BILL TO:**
Burnease Kilgo
2508 Stones River Court
Nashville, TN 37214

**MAP-PARCEL**
Map 105-16
Par 19

**THIS INSTRUMENT PREPARED BY:**
JAMES E. KIRBY, ATTORNEY
3004 West Towne Village Court
Antioch, TN 37013

**STATE OF TENNESSEE )**
**COUNTY OF** Davidson **)**
The actual consideration or value, whichever is greater, for this transfer is $ 2500 .00.

Davidson County DEEDQC
Recvd: 12/05/05 10:35 3 pgs
Fees:18.00 Taxes:9.25
20051205-0145649

Burnease Kilgo
Affiant

Subscribed and sworn to before me on this the 29th day of June 2005.

JENNIFER G. JERNIGAN NOTARY PUBLICE AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
09/22/2007

**FOR** the sum of Ten Dollars ($10.00) and other good and valuable consideration I, Rebecca Frances Towns, Executrix of the Estate of Sam Johnson Towns, Sr., having been duly appointed by the Probate Court of Trousdale County, Tennessee, the Grantor, by these presents do hereby quitclaim and convey unto Burnease Kilgo, the Grantee, and her heirs, successors, and assigns, his one-half undivided interest in the following described tract or parcel of land which is situated, lying and being in Davidson County, State of Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, Section Two, Russwurm Heights, as of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee,

Said Lot No. 38 fronts 75 feet on the westerly side of Seminole Avenue and runs back 150 feet on the northerly line and 198.6 feet on the southerly line to a dead line measuring 89.6 feet thereon.

Being the same property conveyed to Sam Johnson Towns and Burnease Kilgo by deed rom Minnie B. Allen of record in Book 4567, Page 194, in the Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of Record in Book 2083, Page 101 of the said Register's Office of Dividson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 2294, Page 486, said Register's Office of Davidson County, Tennessee.

This is improved property known as 1907 Seminole Avenue, Nashville, Tennessee 37211.

**SPECIAL CONDITIONS:**

Said property is conveyed without any title work having been performed and this conveyance is made based on copy of deed provided by the Grantor and conveyance is made subject to such limitations, restrictions and encumbrances as are of or may be of record that would be ascertainable should a complete record check be made of the property records at the Davidson County, Tennessee official public offices and to such other limitations, restrictions and encumbrances as may affect the premises.

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

**TO HAVE AND TO HOLD** the same unto the Grantee, her heirs, and assigns in fee simple forever.

**IN WITNESS WHEREOF** We have hereunto set our hand(s) on this the 29th day of June, 2005 at Nashville, Tennessee.

Rebecca Frances Towns

Rebecca Frances Towns, Executrix of the
Estate of Sam Johnson Towns

**STATE OF TENNESSEE** )

**COUNTY OF** Davidson )

Personally appeared before me, Jennifer G. Jernigan, a Notary Public in and for said County and State, the within named, Rebecca Frances Towns, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee this 29th day of June, 2005.

Jennifer G. Jernigan
Notary Public

My Commission Expires: 09/22/2007

JENNIFER G. JERNIGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

QCD4KILGO