Davidson County DEEDQC
Recvd: 12/28/05 07:50 3 pgs
Fees:17.00 Taxes:0.00
20051228-0154637

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ - 0 - .

Mary Jean Karnes
Affiant

Subscribed and sworn to before me this 10th day of November, 2005.

Laurie S. Randall
Notary Public

My Commission expires: September 30, 2007

LAURIE S. RANDALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This instrument was prepared by:

Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Howard F. Gehrig, Jr. **3810 Picture Ridge Terrace** **Nashville, TN 37216**	**Howard F. Gehrig, Jr.** **3810 Picture Ridge Terrace** **Nashville, TN 37216**	**06100002600**

QUIT CLAIM DEED

WHEREAS, Howard Gehrig and wife, Betty Gehrig, are the current owners of record of the improved property described below (the "Property");

WHEREAS, Howard Gehrig died on November 19, 2003, and said Property passed to his wife, Betty Gehrig by operation of law;

WHEREAS, Betty Gehrig died testate on June 15, 2005 and her Last Will and Testament was duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Case No._____.

WHEREAS, said Property passed equally to Betty Gehrig's four children, Howard F. Gehrig, Jr., Mary Jean Karnes, Randy R. Gehrig, and Aprille Stinson, in accordance with the terms of Betty Gehrig's Last Will and Testament;

WHEREAS, the undersigned desires to assign and quitclaim her interest in the Property to Howard F. Gehrig, Jr.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Mary Jean Karnes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Howard F. Gehrig, Jr., his heirs, successors and assigns, her entire right title and undivided one-fourth (¼) interest in and to a certain tract or parcel of land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described as follows:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962, as follows:

BEGINNING at a point, which is the northmost corner of an 4.69 acre tract conveyed to W. B. Williams by deed of record in Book 3398, page 215, Register's Office for said County, and known as Tract No. II; thence in a northeasterly line North 10 deg. East 423 feet to a point; thence in a southeasterly line South 55 deg. 50' East 823.5 feet to a point; thence in a southwesterly line South 39 deg. West 266 feet to a point; thence in a southerly direction 209 feet to a point in the center of a 50

foot roadway leading to Ben Allen Road; thence in a northwesterly line North 38 deg. West 125 feet to a point; thence North 41 deg. West 90 feet to a point; thence North 55 deg. 04' West 70 feet to a point; thence North 60 deg. West 70 feet to a point; thence North 63 deg. 05' West 140 feet to a point; thence North 57 deg. 50' West 257 feet to the point of beginning, containing 6.38 acres more or less.

BEING the same land conveyed to Howard Gehrig (deceased) and wife, Betty Gehrig (deceased), from George W. Nickins and wife, Melvin Tate Nickins, by Warranty Deed dated July 11, 1962, of record in Deed Book 3404, Page 407, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 3810 Picture Ridge Terrace, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of November, 2005.

Mary Jean Karnes

Mary Jean Karnes

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jean Karnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 10th day of November, 2005.

Laurie S. Randall
Notary Public

My Commission expires: September 30, 2007

LAURIE S. RANDALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Williamsport, Tennessee, being first duly sworn, depose and say:

(1) I am an adult and resident of Williamsport, Maury County, Tennessee.

(2) My father, Howard Francis Gehrig, Sr., died testate on November 19, 2003.

(3) My mother, Betty Jane Gehrig, died testate on June 15, 2005.

(4) At the time of her death my mother was the owner of the real property located in the attached quitclaim deed. The undersigned, being a child and heir of the deceased, received a one-fourth (¼) undivided interest in said property in accordance with the terms of her Last Will and Testament.

(5) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her name.

Nov. 10, 2005
Date

Mary Jean Karnes
Mary Jean Karnes

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Jean Karnes, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 10th day of November, 2005.

Laurie S. Randall
Notary Public

My Commission expires: September 30, 2007

LAURIE S. RANDALL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN