Davidson County DEEDQC
Recvd: 01/06/06 11:59 2 pgs
Fees:12.00 Taxes:0.00
20060106-0002280

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1821 Old Murfreesboro Pike
Nashville, TN 37217

Note: This instrument replaces a quitclaim deed executed on 11/30/04 which has been lost in mailing for recordation.

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Buford D. Kiser**, by these presents do hereby quitclaim and convey to **Buford Darryl Kiser and Deborah Diane Jarrell**, all of my rights, title, life estate and interest in and to the following described tract of land to wit:

Improved property known as 287 Paragon Mills Road, Nashville, Tennessee 37211.

Being Lot No. 61 on the Plan of Kenilworth Estates, Section 2, as of record in book 2900, page 126, Register's Office for said County. Said lot No. 61 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 151.8 feet on the westerly line and 151.5 feet on the easterly line, to a dead line, measuring 70 feet thereon. Being part of the real property conveyed to Martin Zeitlin, Trusee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960 and recorded in book 3072, page 556, said Register's Office. This conveyance is made subject to 10 foot easement for public utilities along rear line of premises, and 8-inch sewer along rear line of premises 10-foot drainage easement along easterly line, 40-foot building setback line from Paragon Mills Road and conditions of owners certificate as shown on plan of record in book 2900, page 126, said Register's Office, and restrictive covenants contained in instrument of record in book 3159, page 308, and Register's Office.

Being the same property conveyed to Buford D. Kiser and wife, Patricia G. Kiser, by warranty deed from Martin Zeitlin, Trustee, of record in Book 3250, Page 213, Register's Office for Davidson County, Tennessee. Patricia G. Kiser having since died on August 28, 1984, as referenced with Metropolitan Health Department and Vital Records, Certificate No. 8403808.

Legal description taken from previous instrument. No new survey done.

This instrument is subject to any and all existing restrictions, easements and building setback lines of record.

WITNESS my hand and seal on this 6th day of January, 2006.

Buford D. Kiser

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 **Buford D. Kiser**, the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 2006.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Elizabeth G. Christmas
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires SEPT. 19, 2009

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Maurine Davis
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 6th day of January, 2006..

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Elizabeth G. Christmas
Notary Public

My commission expires:

My Commission Expires SEPT. 19, 2009

ADDRESS OF NEW OWNERS:
Deborah Jarrell
Buford Darryl Kiser
3662 Hoggett Ford Rd.
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

Map/Parcel:
134-13-0 003.00