This Instrument Prepared by: Geri McBride, 5508 Blue Hole Rd., Antioch, TN 37013
Reference Number: 080 12 0 003.00

Davidson County DEEDQC
Recvd: 02/24/06 12:50 3 pgs
Fees:17.00 Taxes:0.00
20060224-0021746

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Roy L Brock, not married, of 861 Ray Krebbs Dr., LaVergne, TN 37086 (the "Grantor") for and in consideration of $1.00 Dollar or other valuable consideration, do hereby bargain, sell, remise, release, quit claim and convey unto Geri McBride, not married, of 5508 Blue Hole Rd., Antioch, TN 37013 (the "Grantee") the following described real estate located in the county of Davidson, state of Tennessee:

Located in Nashville, County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, Being Lot No. 311 on the plan of Bordeaux Gardens, Section One, of record in Book 3300, Page 91, Register's Office for said County.

SAID Lot No. 311 fronts 63.0 feet the westerly margin of Crowe Drive and extends back 138.95 feet on the southerly line and 142.0 feet on the northerly line to a broken line in the rear, measuring 48.65 feet thereon.

This conveyance is made subject to the following:

1. Restrictive Covenant contained of record in Book 3300, Page 91, said Register's Office.

2. The plan of record in Book 3300, Page 91, said Register's Office which shows an Owner's Certificate, a 30 foot minumum building setback line from Crowe Drive and a 10 foot easement for public utility purposes along the rear lines of said lot.

Being the same property conveyed to Grantor by deed from the Secretary of Veterans Affairs, dated November 14, 1996, of record in Book 10273, Page 37 in the Register's Office for Davidson County, Tennessee.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property or in any way appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.~~ GM

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

IN TESTIMONY THEREOF the Grantor has executed this instrument this 24th day of February, 2006

Roy L Brock
Roy L Brock

Signed, Sealed and Delivered
In the Presence of:

Sign: Teresa A Butler Sign: Robin Butler
Name: Teresa A Butler Name: Robin Butler

IN TESTIMONY THEREOF the Grantee has executed this instrument this 24th day of February, 2006.

Geri McBride

Signed, Sealed and Delivered
In the Presence of:

Sign: Teresa A Butler Sign: Robin Butler

Name: Teresa A Butler Name: Robin Butler

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kevin Chandler a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Roy L Brock, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 24th day of February, 2006.

Notary Public, State of Tennessee
County of Davidson

KEVIN A. CHANDLER
Notary Public, Davidson County, TN
My Comm. Expires Jan. 27, 2005

My commission expires:

Grantee Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kevin Chandler a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Geri McBride, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 24th day of February, 2006.

Notary Public, State of Tennessee
County of Davidson

KEVIN A. CHANDLER
Notary Public, Davidson County, TN
My Comm. Expires Jan. 27, 2005

My commission expires

STATE OF TENNESSEE, DAVIDSON COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Teri McDuke Affiant

Subscribed and sworn to before me this 24 day of Feb 2006

Notary Public ~~or~~ Register

Register's Fee $ _____

Mail Tax Notice to: Geri McBride, 5508 Blue Hole Rd., Antioch, TN 37013

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