This Instrument Prepared by: Geri McBride, 5508 Blue Hole Rd., Antioch, TN 37013
Reference Number: 165-14-082-02D

Davidson County DEEDQC
Recvd: 02/24/06 12:50 3 pgs
Fees:17.00 Taxes:0.00
20060224-0021747

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 and 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. 1, on the Plan of Peppertree Forest, Section 1, as of record in Book 6900, Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to the following:

1. The Plan of Peppertree Forest, Section 1, as of record in Book shows a 10 foot public utility and drainage easement along the westerly and northerly lines of lot.

2. Restrictions of record in Book 7982, Page 736, said Register's Office

3. Any unrecorded rights of way of easements and discrepancies, conflicts, encroachments or shortages in area and boundary which a correct survey wold show. Being the same property conveyed to Grantor by deed from the Secretary of Veterans Affairs, dated January 17, 1995, of record in Book 9579, Page 413 in the Register's Office for Davidson County, Tennessee.

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~~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

My commission expires

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

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

My commission expires

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

STATE OF TENNESSEE, DAVIDSON COUNTY

I or we hereby swear or affirm tht 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.

Geri McBride Affiant

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

Jerri R Joyce ~~Notary Public or~~ Register

Register's Fee $ _____

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

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