Davidson County DEEDQC
Recvd: 03/29/06 11:59 2 pgs
Fees:12.00 Taxes:0.00
20060329-0035646

This Instrument Prepared By:
Deborah Travis
Attorney at Law
800 Broadway, Suite 200
Nashville, TN 37203

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address New Owner:	Send Tax Bills to:	Book and Page
Teressa Marie Dexter 232 Antioch Pike Nashville, TN 37211	North American Mort. 4301 Hillsboro Rd. Ste 328 Nashville, TN 37215	133 02 0123.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **KERRY DUANE MASSEY,** for and in consideration of the agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto **TERESSA MARIE DEXTER**, all his rights, title and interest in and to the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being lot number three on the unrecorded map of A. C. Roth's subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 100 feet west of the northwest corner of Antioch Pike and Wingate Avenue; thence with the northerly margin of said Pike westwardly 50 feet to the corner of Lots No. 3 and 4; thence with the line between said two lots northwardly 169.3; thence eastwardly 50 feet to the corner of Lots No.2 and 3; thence with the line between said two lots, southwardly 170.2 feet to the beginning.

Being the same property conveyed to Teressa Marie Dexter, aka Tess Marie Dexter, by deed from John Herity, unmarried, of record in instrument No. 20010809-0085762, at said Register's office for said Davidson County, Tennessee.

Being the same property conveyed John Herity, unmarried, by deed from Hester Baskette, unmarried, of record in instrument No. 20010102-0000564, said Register's office for Davidson County, Tennessee. John Herity has since died testate and by will of record in Will Book 1780, Page 326352, Probate Court Clerk's Office for Davidson County,

Tennessee, devised subject property to Vivian Christine Sanders, devisee under the will of John Berry Herity.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat or record.

This property is improved property known as 232 Antioch Pike, Nashville, TN 37211.

IN TESTIMONY WHERE OF I have hereunto set my hand and seal this 27 day of MARCH, 2006.

KERRY DUANE MASSEY

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Lorain

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kerry Duane Massey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the forgoing instrument for the purpose therein contained.

Witness my hand and seal, this 27 day of March, 2006.

NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

Dana Martin, Notary
State of Ohio
My Commission Expires: 4/25/07

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is~~ greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2006.

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY, TENN.
Exp. 5/23/06