Davidson County DEEDQC
Recvd: 04/27/06 10:30 2 pgs
Fees:12.00 Taxes:0.00
20060427-0048165

This Instrument
Prepared By:

Dan E. Huffstutter
McLemore & Rollins
122 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

# QUITCLAIM DEED

**This Deed**, executed as of the 23 day of ~~March~~ April 2006, at Nashville, Davidson County, Tennessee, by Grantor, Mardelle Evelyn Stephens, as Trustee of The Stephens Family Trust, a revocable Living Trust for the benefit of Mardelle Evelyn Stephens dated October 6, 2004, to Grantee, Mark K. Stephens.

**That** Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, certain real estate situated in 10th Councilmanic District Davidson County, Tennessee, more particularly described as follows:

**Beginning** at an iron pin in the northerly margin of Baker Station Road, said pin being the most southeasterly corner of the herein described tract and being the most southwesterly corner of Sherry S. Johnson (DB 6884, PG 177 RODCT);

Thence with said margin and a curve to the left (I = 21 20'44", R = 518.67', LC = 192.12', CB = S 71 03'03" W) for a curve distance of 193.23' to an iron pin;

Thence now leaving said margin with a new line N 14 34'57"W, 192.45' to an iron pin;

Thence S 83 54'31" W, 434.22' to an iron pin;

Thence N 04 48'11" E, 401.38' to an existing iron pin corner to said Johnson;

Thence with said Johnson N 87 58'28" E, 437.96' to an existing iron pin; Thence S 21 07'51" E, 528.80' to the point of beginning containing 5.242 acres more or less.

The above parcel being a portion of that property conveyed to Mardelle Evelyn Stephens, Trustee, recorded as instrument number 20041228-0152890 Register's Office for Davidson County, Tennessee more accurately described according to a survey dated 6/16/05 by Tommy E. Walker, R. L. S. #1465.

This is improved property

**In Witness Whereof**, Grantor has executed this Deed as of the date and at the place first above written.

**The Stephens Family Trust**

Mardelle Evelyn Stephens, Trustee
**Mardelle Evelyn Stephens, Trustee**

**State of Tennessee )**
**County of Davidson )**

**Before me,** Judy P Adkins, of the state and county aforesaid, personally appeared, Mardelle Evelyn Stephens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged herself to be the trustee of The Stephens Family Trust , the within-named bargainor, a revocable Living Trust for the benefit of Mardelle Evelyn Stephens dated October 6, 2004, and that she, as such trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust, by herself as a trustee.

**Witness** my hand and seal at office in Nashville, Tennessee, this 23 day of ~~March~~ April 2006.

JUDY P. ADKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Judy P Adkins
**Notary Public**

My Commission Expires: 7-29-06

My Commission Expires July 29, 2006

| **Name and Address of Property Owner:** | **Person or Entity Responsible For Payment of Property Taxes:** | **Map Number: Parcel Number:** |
|---|---|---|
| Mark K. Stephens<br>215 Bailey Street<br>Goodlettsville, TN 37072 | Mark K. Stephens<br>215 Bailey Street<br>Goodlettsville, TN 37072 | Map: 003-00-0<br><br>Parcel: 071.00 |

**State of Tennessee )**
**County of Davidson )**

I hereby swear or affirm that the actual consideration for this transfer or the value of the 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.

Mark K. Stephens
**Mark K. Stephens, Affiant**

**Sworn to** and subscribed before me this day 23 of ~~March~~ April 2006.

JUDY P. ADKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Judy P Adkins
**Notary Public**

My Commission Expires: 7-29-06

My Commission Expires July 29, 2006