Davidson County DEEDQC
Recvd: 08/01/06 08:08 3 pgs
Fees:17.00 Taxes:0.00
20060801-0092866

QUITCLAIM DEED	State of Tennessee) County of Williamson The actual consideration for the transfer of this interest is $0. Affiant Subscribed and sworn to before me, this the 28th day of July, 2006. Notary Public My commission expires: My Commission Expires March 28, 2007

JOYCE C. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Natasha L. Blackshear, Esq.
Member
Blackshear Capital & Legal, PLLC
2201 Murfreesboro Pike, Ste. A-228, Nashville, TN 37217

Address of New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
Hildreth Enterprises, LLC	"New Owners"	Map 081-16-0, Parcels 451 & 450
9552 Hampton Reserve Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, WE,

James E.K. Hildreth and wife, Phyllis D.K. Hildreth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Hildreth Enterprises, LLC

HEREINAFTER CALLED THE GRANTEE, AND ITS ASSIGNS, ALL OUR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 52 feet on the southerly side of Jefferson Street and runs back 94 feet, more or less, on the westerly line and 84 feet, more or less, on the easterly line, with the westerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

Being the same property conveyed to James E. K. Hildreth and wife, Phyllis D. K. Hildreth, by Deed from Edward C. Stevenson and wife, Linda F. Stevenson, of record in Instrument No. 20060621-0074167, Register's Office for Davison County, Tennessee.

TRACT TWO

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 51 feet on the southerly side of Jefferson Street and runs back (no record of distance) to an alley and shows 50 feet on said alley.

Being the same property conveyed to James E. K. Hildreth and wife, Phyllis D. K. Hildreth, by Deed from Edward C. Stevenson and wife, Linda F. Stevenson, of record in Instrument No. 20060621-0074167, Register's Office for Davison County, Tennessee.

Both TRACT ONE and TRACT TWO being Parcel No. 450.00 on the Davidson County Tax Assessor's Map 081-16-0.

5934-2436

TRACT THREE

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1 and 2 front 50 feet on Jefferson Street and runs back between parallel lines to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM, is a portion of the property conveyed to the State of Tennessee by deed from Bertha L. Schnell of record in Book 4173, page 174, said Register's Office, as follows:

BEGINNING at a point on the southerly margin of Jefferson Street and the northerly boundary of Lot No.1 in the Thomas Harding's First Addition to Nashville, a plan of record in Book 19, page 241, said Register's Office, said point being the northeast corner of a tract of land conveyed to Jacob Schnell by deed of record in Book 50, page 264, said Register's Office, said point also being the northwest corner of a certain tract of land conveyed to Mary Ethel McKissack by deed of record in Book 2650, page 325, said Register's Office; thence, along the corner line between the last two mentioned tracts South 28 deg. 17' 13" East 22.0 feet to a point; thence, South 73 deg. 33' 39" West, 50.16 feet to a point on the common line between said Jacob Schnell tract and a certain tract of land conveyed to Leah Berss by deed of record in Book 2857, page 611, said Register's Office; thence, along the common line between the last two mentioned tracts, North 28 deg. 09' 59" West 21.49 feet to a point on the southerly margin of Jefferson Street; thence, along the southerly margin of said Street and the northerly boundary of Jacob Schnell tract, North 72 deg. 55' 47" East 50 feet to the point of BEGINNING.

TRACT FOUR

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly 10 feet of Lot No. 1 on the Plan of Thomas Harding's First Addition to Nashville, of record in Book 19, page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and the westerly part of Lot No. 1 front together 50 feet on the southerly side of Jefferson Street and run back 72 feet more or less, on the easterly line and 82 feet on the westerly line, with the easterly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED HEREFROM, is that part of said property conveyed to the State of Tennessee, by deed from Leah Berss, as of record in Book 4149, page 761, Register's Office for Davidson County, Tennessee.

Both TRACT THREE and TRACT FOUR being the same property conveyed to James E. K. Hildreth and wife, Phyllis D. K. Hildreth, by Deed from Edward C. Stevenson and wife, Linda F.

Stevenson, of record in Instrument No. 20060621-0074167, Register's Office for Davison County, Tennessee.

Both TRACT THREE and TRACT FOUR being Parcel No. 451.00 on the Davidson County Tax Assessor's Map 081-16-0.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; the Plan of record in Deed Book 19, page 241, said Register's Office for Davidson County, Tennessee; Right of Access retained in the deeds to the State of Tennessee of record in Book 4149, page 761 and Book 4173, page 174, said Register's Office; and, taxes for the current year which have been prorated and assumed by the Grantees herein.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is IMPROVED property, known as 1207 and 1209 Jefferson Street, Nashville, TN 37208.

IN WITNESS WHEREOF, this instrument is executed this ~~18th~~ 26th day of **July, 2006.**

James E. K. Hildreth

Phyllis D.K. Hildreth

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E.K. Hildreth and wife, Phyllis D.K. Hildreth**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~18th~~ 26th day of **July, 2006.**

Notary Public

My Commission Expires: **My Commission Exp. Jan 28, 2007**

JOYCE C. BARTLING NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN