Davidson County DEEDQC
Recvd: 09/20/06 11:04 2 pgs
Fees:17.00 Taxes:0.00
20060920-0116378

FROM

Dorothy A. Shipp

TO

Richard A. Northcutt, Trustee

AND

FROM

Richard A. Northcutt, Trustee

TO

Dorothy A. Shipp, Brenda A. Shipp and Andrew J. Shipp

TRUSTEE'S QUITCLAIM DEED

Address for New Owner(s) As Follows	Send Tax Bills To	Map-Parcel Number
Dorothy A. Shipp 4120 & 4122 Ashland City Hwy. Nashville, TN 37218	New Owners _____ _____	Map #069-07-000 Parcel #7.00

THIS INSTRUMENT PREPARED BY:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Stacy Rotlert
Affiant

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 5th day of August, 2006.

Notary Public
My Commission Expires: 1/26/08

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create a joint tenancy, I, Dorothy A. Shipp by these presents do hereby quitclaim and convey all my right, title and interest, unto Richard A. Northcutt, Trustee, his successors and/or assigns, the following described tract or parcel of land, to wit:

A small tract of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center line of the Hydes Ferry Pike at a fence, the corner of the property conveyed to Jeff Davis by deed of record in Book 1011, page 370, Register's Office for said County; thence along Davis' line and along a fence, north 55 deg. east 405 feet to a point; thence north 34 deg. west 265 feet to a point in a lane; thence along said lane, south 52 1/2 deg. west 221 feet to a point, south 30 deg. west 164 feet to a point; thence south 54 1/2 deg. west 81 feet to a point in the center line of Hydes Ferry Pike; thence with the center line of the same south 45 3/4 deg. east 185 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED IS THE FOLLOWING TRACTS OF LAND CONVEYED IN BOOK 3251, PAGE 67, and BOOK 3459, PAGE 589, SAID REGISTER'S OFFICE:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated June 10, 1961, made by E.L. Miller, Jr. and Co., Surveyor, as follows:

BEGINNING at an iron pin in the north margin of Jordan Drive, said iron pin being 335.0 feet east from the center line of Ashland City Pike, also known as Hydes Ferry Pike; thence south 61 degrees 00 minutes

68 feet to an iron pin; thence north 32 degrees 00 minutes west 247.0 feet to an iron pin; thence north 53 degrees 30 minutes east 97.5 feet to an iron pin; thence south 25 degrees 30 minutes east 260.5 feet to the point of beginning.

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey dated June 10, 1961, made by E.L. Miller, Jr., and Co., Surveyor, as follows:

BEGINNING at a monument in the North margin of Jordan Drive, said monument being 435 feet east from the Center line of Ashland City Pike, also known as Hydes Ferry Pike; thence South 61 deg. West 100 feet to an iron pin; thence North 25 deg. 30' East, 260.8 feet to an iron pin; thence North 53 deg. 30' East, 260.8 feet to an iron pin; thence North 53 deg. 30' East, 100 feet to an iron pin at a corner post; thence South 25 deg. 45' East, 273 feet to the point of beginning.

Being part of the same property conveyed to Thomas R. Shipp and wife, Lora Alvora Shipp, by deed from Charles M. Brown and wife, Shirley Ledbetter Brown, of record in Book 2346, page 125, said Register's Office. The said Lora Alvora Shipp died November 28, 1995. The Thomas R. Shipp died September 10, 1998. Thomas R. Shipp was married to Dorothy A. Shipp at the time of his death. The sole heir-at-law of Thomas R. Shipp is Dorothy A. Shipp. See Affidavit of Heirship of record in Instrument 20060920-0116377, said Register's Office.

Unimproved ( )
Improved (X) property known as 4120 & 4122 Ashland City Highway; Nashville, TN 37218

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

And now, I, the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title, and interest unto Dorothy A. Shipp, Brenda L. Shipp and Andrew J. Shipp, all unmarried, as joint tenants with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31st day of August, 2006.

Dorothy A. Shipp

Richard A. Northcutt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Dorothy A. Shipp, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August, 2006.

My Commission Expires: 3/20/2010

Notary Public

RYAN B. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Richard A. Northcutt, Trustee, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of August, 2006.

My Commission Expires: 1/26/08

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.