*This Instrument was prepared based upon information provided by the parties*

*Prepared by:*
*Lehman Escrow, LLC*
*6 Cadillac Dr., Ste 190*
*Brentwood, TN 37027*

Davidson County DEEDQC
Recvd: 10/10/06 09:22 2 pg
Fees:13.00 Taxes:118.40
20061010-0125603

# QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Gordon Randall Grace | Owner | 83-14-185 |
| 1628 Fatherland Street | | |
| Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION OF** Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Beau Keister and wife, Charlotte Kenyon-Keister by these presents does hereby quitclaim and convey unto Gordon Randall Grace, their successors and assigns, all their rights title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, BEING Lot No. 86, as shown on the Plan of A.V.S. Lindsley's Subdivision of the Caldwell tract, of record in Chancery Court Plan Book 2, Page 24, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gordon Randall Grace a 90% interest, and Beau Keister, and wife Charlotte Kenyon-Keister, a 10% interest, all as joint tenants with rights of survivorship by quitclaim deed from Gordon Randall Grace of record in Instrument Number 20060417-0043407, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand(s) this 25 day of September, 2006 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Beau Keister

Charlotte Kenyon-Keister

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed to before me, this the __ of September, 2006

Notary

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 32,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF Oct 20 06

Deputy Register

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Beau Keister, and wife Charlotte Kenyon-Keister, the Bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of September, 2006

My Commission Expires: 5/22/10

Notary Public

BETTYE J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY