Prepared By & Return To:
Southeast Title of Tennessee, Inc.
214 Centerview Drive, Suite 101
Brentwood, TN 37027
TITLE # 700109

File Box 30

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Leonard C. Deakins and wife, Evelyn L. Deakins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER, CONVEY AND QUIT CLAIM UNTO,

Brian Keegan, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Asheford Crossing, Section One, of record in Plat Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leonard C. Deakins and wife, Evelyn L. Deakins by Warranty Deed dated February 25, 2004 from Susan M. Johnson, unmarried, of record in Instrument No. 20040227- 0022625, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

WITNESS MY HAND(S) AND SEAL THIS 21 day of February, 2007.

Leonard C. Deakins

Evelyn L. Deakins

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDQC
Recvd: 02/27/07 10:51 4 pgs
Fees:22.00 Taxes:0.00

20070227-0024095

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named, bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal, this 21 day of February, 2007.

My commission expires:
5/21/2007

Megan Brewer
Notary Public

MEGAN BREWER
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY, TENN.

Address of new owner:
Brian Keegan
5720 Cedar Ash Crossing
Antioch TN 37013

Send tax bills to: NEW OWNER

This is improved property.

MAP & PARCEL NUMBER(S) 164-13 / 49

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Craig g Williams
Affiant

Subscribed and sworn to before me, this 21st day of February, 2007.

My Commission Expires: 11/24/07

Paula M. Thompson
Notary Public

PAULA M. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

* Attached for legibility.

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Leonard C. Deakins and wife, Evelyn L. Deakins

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Brian Keegan, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH AL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WITNESS MY HAND(S) AND SEAL THIS _____ day of February, 2007.

_____ _____

Leonard C. Deakins Evelyn L. Deakins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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My commission expires:

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Notary Public

Address of new owner:
Brian Keegan
5720 Cedar Ash Crossing
Antioch TN 37013

Send tax bills to: NEW OWNER

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Affiant

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Notary Public