Davidson County DEEDQC
Recvd: 06/14/07 14:10 3 pgs
Fees:18.00 Taxes:74.00

20070614-0071417

QUITCLAIM DEED

ADDRESS NEW OWNER(S):
William F. Piper III and
Keith A. Piper
1223 Howard Avenue
Nashville, TN 37216

SEND TAX BILL TO:
William F. Piper III
1223 Howard Avenue
Nashville, TN 372164

MAP-PARCEL
Map 105-16
Par 19

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
3004 West Towne Village Court
Antioch, TN 37013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 20,000 .00.

Keith A. Piper / William F. Piper III
Affiant

Subscribed and sworn to before me on this the 06 day of June 2007.

DOROTHY CHILDRESS-GLASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Dorothy Childress-Glass
Notary Public

My Commission Expires:
Nov. 24, 2007

My Commission Expires NOV. 24, 2007

FOR the sum of Ten Dollars ($10.00) and other good and valuable consideration I, Burnease Kilgo, the Grantor, by these presents do hereby quitclaim and convey unto William F. Piper III and Keith A. Piper, the Grantees as tenants in common, and their heirs, successors, and assigns, the following described tract or parcel of land which is situated, lying and being in Davidson County, State of Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38, Section Two, Russwurm Heights, as of record in Book 2083, Page 101, Register's Office for Davidson County, Tennessee,

Said Lot No. 38 fronts 75 feet on the westerly side of Seminole Avenue and runs back 150

feet on the northerly line and 198.6 feet on the southerly line to a dead line measuring 89.6 feet thereon.

Being the same property conveyed to Burnease Kilgo by Quitclaim Deed from Rebecca Frances Towns, Executrix of the Estate of Sam Johnson Towns, Sr., of record as Instrument Number 20051205-0145649, in the Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of Record in Book 2083, Page 101 of the said Register's Office of Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 2294, Page 486, said Register's Office of Davidson County, Tennessee.

This is improved property known as 1907 Seminole Avenue, Nashville, Tennessee 37211.

SPECIAL CONDITIONS:

Said property is conveyed without any title work having been performed and this conveyance is made based on copy of deed provided by the Grantor and conveyance is made subject to such limitations, restrictions and encumbrances as are of or may be of record that would be ascertainable should a complete record check be made of the property records at the Davidson County, Tennessee official public offices and to such other limitations, restrictions and encumbrances as may affect the premises.

~~**TO HAVE AND TO HOLD** the same unto the Grantees, their heirs, and assigns in fee simple forever.~~ BK

IN WITNESS WHEREOF, I have hereunto set my hand on this the 06 day of June, 2007 at Nashville, Tennessee.

DOROTHY CHILDRESS-GLASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

Burnease Kilgo

Burnease Kilgo

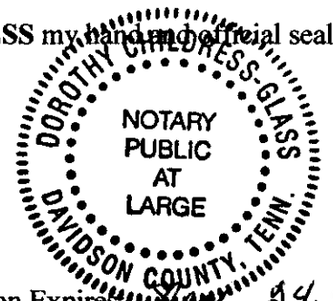
STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Personally appeared before me, Dorothy Childress Glass, a Notary Public in and for

said County and State, the within named, Burnease Kilgo, the Bargainor(s), with whom I am personally acquainted or satisfactorily proved to me her identity and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 06 day of June, 2007.



Dorothy Childress-Glass
Notary Public

My Commission Expires: Nov. 24, 2007

My Commission Expires NOV. 24, 2007