Davidson County DEEDQC
Recvd: 07/11/07 11:03 3 pgs
Fees:17.00 Taxes:0.00
20070711-0082566

THIS INSTRUMENT PREPARED BY:
PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

New Owner:	Send Tax Bills To:	Map and Parcel #
Helen Ketner 8800 Old Harding Pike Franklin, TN 37064	SunTrust Mortgage 201 4th Ave. No, 7th fl. Nashville, TN 37219	Map 178 Parcel 004 & 039

QUITCLAIM DEED

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged **Helen Ketner, married and husband, William G. Ketner** by these presents do hereby quitclaim and convey unto **Helen M. Ketner, Trustee of the Helen M. Ketner Living Trust, U/A/D May 15, 2006, with full power to transfer, convey, lease, mortgage or otherwise encumber without the joinder of any beneficiary** her heirs and assigns, all of her right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for legal description.

Being the same property conveyed to Helen Ketner, married, by Deed from Debora Lee Meehan, unmarried of record in Instrument # 20070711-0082564 **, said Register's Office for Davidson County, Tennessee.**

This is improved property known as: **8800 Old Harding Pike, Franklin, TN 37064.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

Witness my hand this 6th day of July, 2007

Helen Ketner
Helen Ketner

William G. Ketner
William G. Ketner
By Helen Ketner, His Attorney in Fact

By Helen Ketner
atty in fact

STATE OF Florida
COUNTY OF Pinellas

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Helen Ketner**. married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Belleair Bluffs, Florida on this the 6th day of July, 2007.

NOTARY PUBLIC

My commission expires: 1/28/2008

MAUREEN F. WHITTLE
MY COMMISSION # DD 286010
EXPIRES: January 28, 2008
Bonded Thru Notary Public Underwriters

POWER OF ATTORNEY
STATE OF Florida)
COUNTY OF Pinellas)

Before me, the undersigned Notary Public of said County and State, personally appeared **Helen Ketner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **William G. Ketner** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **William G. Ketner**, the within named bargainor(s) by the said **Helen M. Ketner** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Belleair Bluffs, FL on this 6th day of July, 2007.

Notary Public

My commission expires 1/28/2008

MAUREEN F. WHITTLE
MY COMMISSION # DD 286010
EXPIRES: January 28, 2008
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Pinellas

The actual consideration for this transfer of property is *$ -0-* and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 6th day of July, 2007.

NOTARY PUBLIC
My commission expires: 1/28/2008

MAUREEN F. WHITTLE
MY COMMISSION # DD 286010
EXPIRES: January 28, 2008
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

TRACT I
A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of West New Highway 96 and the southerly line of the property conveyed to M.J. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County, Tennessee; thence with said margin of West New Highway 96, in a southerly direction, South 7 deg. 29' E, 42.8 feet to a point, the beginning of a curve; thence continuing with said margin, with a curve having a chord of South 27 deg. 00' E, 243.6 feet to a point; thence South 20 deg. 56' W, 160.3 feet to a point; thence South 7 deg. 02' W, 115.00 feet to a point; thence leaving said westerly margin of West New Highway 96, in the westerly direction, North 84 deg. 28' W, 660.2 feet to the center of the South Harpeth River; thence with the meanders of the center line of South Harpeth River, in a northeasterly direction, North 17 deg. 46' E, 154.1 feet; thence North 34 deg. 34' E, 330.6 feet; thence North 36 deg. 54' E, 96.3 feet to the southerly line of said property conveyed to Groves; thence leaving said River, with Groves' southerly line, in an easterly direction, South 88 deg. 12' E, 395.0 feet to a westerly margin of West New Highway 96 and the point of beginning.

TRACT II:
A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of West New Highway 96 as shown on an unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of East Fork Creek and the northerly margin of Old Harding Pike; thence with the meanders of the centerline of East Fork Creek, in a northerly direction, North 11 deg. 57' W, 341.9 feet; thence North 27 deg. 39' E, 257.1 feet; thence North 7 deg. 34' E, 178.0 feet; thence North 13 deg. 42' W, 223.7 feet; thence North 50 deg. 36' W, 99.9 feet; thence North 78 deg. 34' W, 137.4 feet; thence North 64 deg. 20' W, 283.5 feet to the centerline of South Harpeth River; thence with the meanders of the centerline of South Harpeth River, North 17 deg. 46' E, 120.8 feet; thence leaving said South Harpeth River, in an easterly direction, South 84 deg, 28 ' East 655.7 feet to a point in the westerly margin of Old Harding Pike; thence with said margin of Old Harding Pike, in a southerly direction South 7 deg. 34' W 970.2 feet to a point, the beginning of a curve to the right; thence continuing with said margin and curve, said curve having a chord of South 23 deg. 43" W 283 feet, a length of 287.1 feet to the point of beginning.