Davidson County DEEDQC
Recvd: 08/31/07 10:07 3 pgs
Fees:17.00 Taxes:0.00
20070831-0104849

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Sterling Alexander Seat, Jr.
300 Bonnalynn Drive
Hermitage, Tennessee 37076

SEND TAX BILLS:
**New Owner*'

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 075-13-0
Group
Parcel 162.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Terry Lee Hollis (now Binkley), Successor Trustee of the Sterling Alexander Seat and Dorothy Columbine Seat Revocable Living Trust*** hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto ***Sterling Alexander Seat, Jr.,*** hereinafter called the Grantee, his heirs and assigns, all right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 49, Register's Office Davidson County, Tennessee:
>
> Said Lot No. 68 begins at a point in the southwesterly margin of Bonnalynn Drive at the common front corner of Lots 67 and 68, thence with the boundary between said lots 150.0 feet to the common rear corner of Lots 47, 48, 67 and 68; thence northwestwardly 97.0 feet to a point in the southeasterly margin of Bonnacreek Drive at the common corner of Lots 47 and 68; thence northeasterly along said margin 125.0 feet to a point which is the beginning of a curve with a radius of 25.0 feet thence around said curve 39.27 feet a point in southwesterly margin of Bonnalynn Drive, thence along said margin 72.0 feet to the beginning.

Being the same property conveyed to The Sterling Alexander Seat and Dorothy Columbine Seat Revocable Living Trust by deed from Sterling Alexander Seat and wife, Dorothy Columbine Seat, dated March 12, 1998, as of record in Book 10841, page 331, Register's Office for Davidson County, Tennessee. The Revocable Living Trust Agreement is filed of record in Book 10841, page 328, said Register's Office. The said Dorothy Columbine Seat and Sterling Alexander Seat are both deceased.

This is improved property known as 300 Bonnalynn Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises.

This instrument was prepared without title search or title abstract, none having been requested, from documents and information provided by the Grantor, the Grantee, or both. The preparer makes no warranty, and assumes no liability, for any possible facts, conditions or other information which might be revealed by a title examination.

Witness my hand this the 17 day of August, 2007.

Terry Lee Hollis (now Binkley),
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Terry Lee Hollis(now Binkley), Successor Trustee of the Sterling Alexander Seat and Dorothy Columbine Seat Revocable Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17 day of August, 2007.

NOTARY PUBLIC

My Commission Expires: November 23, 2008

PATRICIA M. GWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

amy s. corvatser
AFFIANT

Subscribed and sworn to before me
this 17 day of August, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: November 23, 2008

