Davidson County DEEDQC
Recvd: 09/10/07 15:33 2 pgs
Fees:13.00 Taxes:81.40

20070910-0108620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 22,000.00

Gewin P Minton
Affiant

Subscribed and sworn to before me this 5th day of September, 2007.

LESLIE JESTICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

This instrument was prepared by:

Beam & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:

Marguerite M. Keller
4326 Frankfort Road
Shelbyville, Kentucky 40065

Send Tax Bills to:

Gewin P. Minton
109 Colony Court
Nashville, Tennessee 37204-4116

Map-Parcel Numbers:

131-8C-3

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Gewin P. Minton and Marguerite H. Minton, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Marguerite M. Keller, her heirs, successors and assigns, ten percent (10%) of their entire right, title and interest, as joint tenants with rights of survivorship and not as tenants-in-common, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit C together with an undivided one-eighth (⅛) interest in common elements of Colony Court Condominium a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of colony Court of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.
>
> Being the same land conveyed to Gewin P. Minton and Marguerite H. Minton, from Jack C. Phillips and Juanita E. Phillips, by Warranty Deed dated November 30, 1992, of record in Book 880, Page 354, the Register's Office for Davidson, Tennessee.
>
> THIS is improved property known as 109 Colony Court, Nashville, Tennessee 37204-4116.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hand this 5th day of September, 2007.

Gewin P. Minton

Gewin P. Minton

Marguerite H. Minton by Gewin P. Minton POA

Marguerite H. Minton, by Gewin P. Minton
Attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gewin P. Minton, individually, and Gewin P. Minton, Attorney-in-fact for Marguerite H. Minton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 5th day of September, 2007.

Notary Public

LESLIE JESTICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-7-11

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.