THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

Davidson County DEEDQC
Recvd: 10/08/07 09:21 2 pgs
Fees:12.00 Taxes:0.00
20071008-0119508

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Richard B. Price and Mary K. Bixler	Richard B. Price and Mary K. Bixler	Map 146-4
4721 Timberhill Court	4721 Timberhill Court	Group
Nashville, TN 37211	Nashville, TN 37211	Parcel 13

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates.
PLLC.
P. O. Box 663
Gallatin, TN 37066

RETURN TO:

Smith.Sholar.Associates.
PLLC.
P.O. Box 663
Gallatin,TN 37066

STATE OF TENNESSEE

COUNTY OF SUMNER }

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

Affiant Ralph A. Price by Richard B. Price Attorney-In-Fact

Subscribed and sworn to before me, this the 4 day of October 2007.

Notary Public Michael D. Verble NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY

My commission expires: 05-23-2010

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, **RALPH A. PRICE**, "Grantor" by these presents, does hereby quitclaim and convey unto **RICHARD B. PRICE**, and **MARY K. BIXLER** "Grantees", the remainder interest in and to the following described property while "Grantor", **RALPH A. PRICE**, retains a life estate in the following property in Davidson County, Tennessee, described as follows:

Being Lot No. 788 on the plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County, as follows:

Said Lot fronts 39.74 feet on the southerly terminus of Timberhill Court and runs back 135.24 feet on the westerly line and 192.92 feet on the easterly line to a dead line, which is a broken line on which it measures 190.73 feet.

Being the same property conveyed to Ralph A. Price and wife, Mary B. Price by deed from Andrew Ewing, Trustee of record in Book 3576, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to the following:

1. Restrictive covenants contained of record in Book 1788, page 108 and in Book 339, page 208, said Register's Office as amended in

Book 3435, page 357, said Register's Office.

2. The recorded plan shows an Owner's Certificate certain setback lines and public utility easements and drainage easements.

Mary B. Price having since died vesting sole ownership in Ralph A. Price as surviving tenant by the entirety.

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

unimproved (__)
This is improved (XX) property, known as 4721 Timberhill Court, Nashville, TN 37211.

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTOR HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Grantor – RALPH A. PRICE by RICHARD B. PRICE Attorney-In-Fact.

Ralph A. Price by Richard B. Price ATTORNEY-IN-FACT
RICHARD B. PRICE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named **Richard B. Price**, attorney-in-fact for **Ralph A. Price**, with whom I am personally acquainted, and who acknowledged that **Richard B. Price** executed the within instrument for the purposes therein contained, and who further acknowledge that **Richard B. Price** is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 4 day of Dec., 2007.

Michael D. Verble
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY

Notary Public

My Commission Expires 05/23/2010