**Prepared by:**
**Tommy C. Estes, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**One Nashville Place, Suite 2200**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**
**(615) 742-9315**

Davidson County DEEDQC
Recvd: 10/09/07 10:12 3 pgs
Fees:17.00 Taxes:0.00
20071009-0120089

# CO-TRUSTEES' QUITCLAIM DEED

| ADDRESS OF OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| **Andrea B. Keckley**<br>**Sarah A. Boyce**<br>**c/o 4405 Granny White Pike**<br>**Nashville, TN 37204** | **4405 Granny White Pike**<br>**Nashville, TN 37204** | **Map-131**<br>**Group-4**<br>**Parcel-53** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ANDREA B. KECKLEY and SARAH J. BOYCE, CO-TRUSTEES OF THE DOROTHY T. BOYCE FAMILY TRUST (hereinafter referred to as "Grantor"), by these presents, do hereby quitclaim and convey unto ANDREA B. KECKLEY and SARAH J. BOYCE, individually (hereinafter referred to as "Grantees"), their successors and assigns, an undivided one-half (1/2) interest each to be held as tenants in common, in and to the following described property located in Davidson County, Tennessee:

> Being the North one-half of Lot No. 23 on the Map of Geo. W. Blair's Revised Sub-division of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County.
>
> Said part of said lot fronts 125 feet on the east side of Belmont Boulevard and runs back between parallel lines as measured from the center line of Belmont Boulevard 275 feet to the center line of an alley.
>
> Being the same property conveyed to the Co-Trustees of the Dorothy T. Boyce Family Trust by Quitclaim Deed dated October 13, 2005, from the Personal Representative of the Estate of Dorothy T. Boyce of record as Instrument No. 20051019-0126256 in the Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 4204 Belmont Boulevard, Nashville, Davidson County, Tennessee 37215.**

#421524

The legal description stated above has been taken from the Personal Representative's Quitclaim Deed conveying the interest in said property to Grantor herein. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 15th day of September, 2007

DOROTHY T. BOYCE FAMILY TRUST-Grantor

By: Andrea B. Keckley
Andrea B. Keckley, Co-Trustee

By: Sarah A. Boyce
Sarah A. Boyce, Co-Trustee

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me Hudson F. Alvares, a Notary Public of this County, ANDREA B. KECKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the DOROTHY T. BOYCE FAMILY TRUST and that she executed the within instrument for the purposes therein contained for and on behalf of said Trust.

WITNESS MY HAND, at office, this 15 day of September, 2007.

HUDSON F. ALVARES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/22/10

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me Hudson F. Alvares, a Notary Public of this County, SARAH A. BOYCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the DOROTHY T. BOYCE FAMILY TRUST and that she executed the within instrument for the purposes therein contained for and on behalf of said Trust.

WITNESS MY HAND, at office, this 15 day of September, 2007.

HUDSON F. ALVARES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/22/10

**THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX PURPOSES IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.**

Andrea B. Keckley

**Andrea B. Keckley, Co-Grantee**

**Sworn and subscribed to before me this 8th day of October, 2007.**

**My Commission Expires:** 04-28-08

Tommy C. Estes

**Notary Public**

TOMMY C ESTES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN