Davidson County DEEDQC
Recvd: 11/27/07 14:34 4 pgs
Fees:22.00 Taxes:0.00
20071127-0137771

This Instrument Was Prepared By:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, TN 37219

| Name and Address of New Owner: | Send Tax Bills To: | Tax Map/Parcel No.: |
|---|---|---|
| William Knestrick<br>2617 Grandview Avenue<br>Nashville, TN 37211 | New Owner | Map 119-5<br>Parcel 129 and 131 |

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WALTER G. KNESTRICK** (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto **WILLIAM E. KNESTRICK** (hereinafter the "GRANTEE"), his heirs and assigns, all of his right, title and interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as part of 2617 Grandview Avenue, Nashville, Tennessee 37211.

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

**IN WITNESS WHEREOF**, the GRANTOR has caused this instrument to be executed as of this 19th day of November, 2007.

**GRANTOR:**

**WALTER G. KNESTRICK**

576512.01/602887-000001

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared WALTER G. KNESTRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of November, 2007.

NOTARY PUBLIC

JULIA H BEASLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Exp Nov 14, 2009 DAVIDSON COUNTY, TN

My Commission Expires:
11-14-09

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
20th day of November, 2007.

Notary Public

My Commission Expires: My Commission Exp. Nov. 22, 2008

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

576512.01/602887-000001

**EXHIBIT A**

Legal Description

**Tract I:**

Land in Davidson County, Tennessee, being described as follows:

Being Lot No. 391 in Grandview Heights, a plan of which is of record in Book 161, pages 14 and 15 of the Registers Office for said County.

Said Lot No. 391 is described as follows:

Beginning on the west side of Caldwell Avenue at the southeast corner of Lot No. 392; thence westerly with the line between lots 391 and 392, 150 feet to an alley; thence with said alley in a southerly direction 4.8 feet to the south boundary of Grandview Heights; thence in an easterly direction with said boundary 154.9 feet to Caldwell Avenue; thence northerly with the west side of Caldwell Avenue 42 feet to the beginning.

Being the same property conveyed to Walter G. Knestrick and wife, Martha H. Knestrick, by deed from Olivia Woodroof of record in Book 4476, page 797, dated January 27, 1971, Register's Office for Davidson County, Tennessee. The said Martha H. Knestrick being one and the same person as Martha Anne Knestrick. The said Martha Anne Knestrick having been divested of her right, title and interest in the property by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, entered June 6, 2000, Case No. 98D-3313.

**Tract II:**

Land in Davidson County, State Tennessee, described as follows to wit:

Being Lot No. 69 on the Revised and Corrected Plan of Thompson & Ring's Edenwold Park Subdivision, of record in Book 332, page 29, Register's Office for Davidson County.

Said Lot No. 69 fronts 32 feet on the westerly side of Caldwell Avenue, formerly Marshall Avenue, and runs back between lines, 137 feet more or less on the north line and 175 feet more or less on the south line, to an alley, measuring 85 feet more or less thereon.

Being the same property conveyed to Walter G. Knestrick by deed from Mary Jane Robinson and Grace Akin, being the sole heirs of Olivia Woodroof, of record as Instrument No. 20071019-0124418, Register's Office for Davidson County, Tennessee.

**Tract III:**

Land in Davidson County, Tennessee, being Lot No. 67 on the revised and corrected plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 421, page 153, Register's Office for said County, described as follows:

Beginning on the westerly margin of Caldwell, formerly Marshall, Avenue at the corner of Lots Nos. 66 and 67; thence in a westerly direction with the line between said two lots, 188 feet; thence westerly 50.4 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet to the southwest corner of Lot 68; thence with the line between Lots Nos. 67 and 68 eastwardly 39.6 feet; thence eastwardly 178 feet to the westerly margin of Caldwell Avenue; thence with said Avenue southwardly 50 feet to the point of beginning.

Being the same property conveyed to Walter G. Knestrick by deed from James M. Pigue, Sr. and wife, Nellie M. Pigue of record in Book 4467, page 417, dated December 17, 1970, Register's Office for Davidson County, Tennessee.