Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20071130-0139027

TO BE RECORDED IN THE DAVIDSON COUNTY REGISTER'S OFFICE.

OWNER/RESPONSIBLE TAXPAYER:
Christina Watson Utterstrom
2421 Cabin Hill Road
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
J. P. Cline III, Attorney
Cline Law Office
P.O. Box 2220
Middlesboro, Kentucky 40965

Map/Parcel 073-16-0-039.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 15th day of November, 2007 by William A. Watson and Frances G. Watson, his wife, P.O. Box 1187, Middlesboro, Kentucky 40965 (collectively the "First Party") and Christina Watson Utterstrom, 2421 Cabin Hill Road, Nashville, Tennessee 37214 (the "Second Party").

WITNESSETH:

That for and in consideration of the love and affection of mother and father for their daughter, without monetary consideration, the receipt and sufficiency of which is hereby acknowledged, First Party does hereby bargain, sell, transfer, and convey unto the Second Party, all of their one-half (1/2) collective undivided right, title and interest in that certain real property situated in Davidson County, State of Tennessee, and more particularly described as follows, to wit:

> Being Lot No. 21 on the Plan of SUNSET VIEW, Section Three, as of record in Plat Book 2663, Page 44, Register's Office for Davidson County,

Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William A. Watson, a married man, and Christina Watson, an unmarried woman, of record in Deed Book _____, Vol. ✱___, Page ✱____, dated March 14, 2006, of record in the office of the Davidson County Register of Deeds. ✱ INST # 20060321000321 91

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 2421 Cabin Hill Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. This conveyance is by quitclaim only and without any warranty of title. Wherever used, the singular number shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed the day and year first above written.

WILLIAM A. WATSON

FRANCES G. WATSON

DONNA SMITH NOTARY PUBLIC KY STATE AT LARGE

COMMONWEALTH OF KENTUCKY
COUNTY OF BELL

The foregoing Deed was acknowledged before me by William A. Watson and Frances G. Watson, his wife, on this 13 day of November, 2007.

My Commission Expires: 6-21-09.

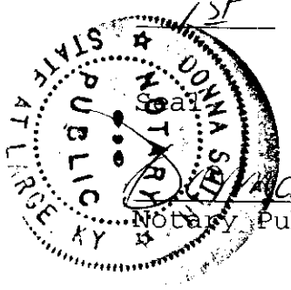
NOTARY PUBLIC

Affidavit of Value or Consideration

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant

Sworn to and subscribed before me, this 21st day of November, 2007.



Seal

Donna Smith
Notary Public

My Commission Expires: 6-21-09

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