Davidson County DEEDQC
Recvd: 02/25/08 08:38 3 pgs
Fees:17.00 Taxes:0.00
20080225-0017747

This Instrument Was Prepared By:
Brian Ragan, Esq.
Reynolds, Potter, Ragan & Vandivort, PLC
210 East College Street
Dickson, Tennessee 37055
615.446.2221

Address New Owner:	Send Tax Bills To:	Map / Parcel:
Emma Peery Bishop	Same	1040600 / 299.00
103 Hilltop Road		
Dickson, Tennessee 37055		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the undersigned, CHRIS SHEPARD, the Grantor herein, by these presents does hereby bargain, sell, remise, release, transfer, convey and forever quitclaim unto EMMA PEERY BISHOP, the Grantee herein, all of Grantor's right, title, interest, claim or demand in and to the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

Being the southerly part of lots 133, 134 and 135 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 31st Avenue South and Carlisle Avenue, being the Southeast corner of Lot 133; thence with the westerly margin of 31st Avenue South, northwardly 100 feet; thence at right angles, westwardly 142.5 feet, more or less, to the northeasterly margin of Blakemore Avenue; thence with said Avenue eastwardly 138 feet, more or less to the northerly margin of Carlisle Avenue; thence with said Avenue, northeastwardly 20 feet to the beginning.

Being the same property conveyed to Chris Shepard, by Warranty Deed from Don C. Peery, dated October 26, 2007, and of record in Instrument #20071102-0129640, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Blakemore Avenue, Carlisle Avenue and 31st Avenue.

This conveyance is subject to all matters as shown on Plan of The Bransford Realty Company's West End Avenue Place as shown on plat of record in Book 332, Page 15, in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 22nd day of February, 2008.

GRANTOR:

Chris Shepard

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared CHRIS SHEPARD, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Dickson, Tennessee, this 22nd day of February, 2008.

Notary Public

My Commission Expires:

BETH DOBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 20, 2008

STATE OF TENNESSEE)
COUNTY OF DICKSON)

For Tennessee Recording Tax purposes the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT:

Chris Shepard

Subscribed and sworn to before me this 23rd day of February, 2008.

Notary Public

My Commission Expires: BETH DOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 20. 2008