THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Brent F. Stewart, Jacqueline S. Baggett & Kenneth A. Stewart 5217 Pritchett Drive Nashville, TN 37230	Same	Map 160-4 Parcel 171

For and in consideration of $10.00, the receipt of which is hereby acknowledged, Margaret Stewart, by these presents do hereby quitclaim and convey unto my children Brent F. Stewart, Jacqueline S. Baggett, and Kenneth A. Stewart; each child hereby receives a one-third undivided interest in this property, and all their successors and assigns, in the hereinafter described real property, said parcel and tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Brentview Hills, Section 7, as of record in Book 4175, page 89, Register's Office for said County, to which plan reference is here made for description.
>
> Being the same property conveyed to James A. Stewart (deceased) and wife, Margaret Stewart, by deed from Dunn & Dunn Construction Company of record in Book 4557, page 225, said Register's Office.
>
> This conveyance is made subject to restrictions of record in Book 4404, page 813; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 89, said Register's Office.
>
> The said James A. Stewart died on 10/16/99.
>
> This conveyance is subject to the retention of a life estate of Margaret Stewart. Margaret Stewart retains a life estate in said property.
>
> This conveyance is subject to any and all outstanding indebtedness thereon.
>
> This is improved property known as: 5217 Pritchett Drive, Nashville, TN 37220.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this this transfer is -0-.

Margaret F. Stewart
Affiant

Subscribed and sworn to before me this the 1st day of June, 2008.

Notary Public

My Commission Expires:

9-25-10

Davidson County DEEDQC
Recvd: 07/07/08 08:17 2 pgs
Fees:12.00 Taxes:0.00

20080707-0069255

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

Witness my hand this the 4 day of June, 2008.

Margaret Stewart

Margaret Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Margaret Stewart, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of June, 2008.

My Commission Expires:

9-25-10

Notary Public



quitc-2a
ibmpts