File Box
24B
(3)

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Frances J. Milsap
806 N. Curtiswood Lane
Nashville, TN 37204

SEND TAX BILL:
New Owner

MAP AND PARCEL:

MAP	***132***
GROUP	***10-0***
PARCEL	***43.00***

Davidson County DEEDQC
Recvd: 09/05/08 14:35 3 pgs
Fees:17.00 Taxes:0.00
20080905-0091290

QUITCLAIM DEED

I, Ronald L. Milsap hereby Quitclaims all of my interest to **Frances J. Milsap,** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached EXHIBIT A for legal description, incorporated herein.

This is improved properties known as 806 N Curtiswood Lane, Nashville, TN 37204.

This is the same legal description as in previous instruments of record.

And now Ronald L. Milsap for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest unto the said **Frances J. Milsap** and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4-12 day of September, 2008.

Ronald L. Milsap

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ronald L. Milsap**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 4th day of September, 2008.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 4th day of September, 2008.

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2008-220

EXHIBIT A

TRACT NO. 1:

Being Lots Nos. 21 and 22 on the Map of Glen Leven Property of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, described together as follows:

Beginning at a point on the westerly margin of Nashville-Franklin Interurban Railway right of way, being west of the Franklin Pike and 1319-6/12 feet southerly from A. M. Hagan's southeast corner and being the corner of Lots 20 and 21 on said plan; thence with the westerly margin of said right of way, South 7 deg. 35' East, 692-6/12 feet to an iron in the original west line of the Franklin Pike or Road; thence South 2 deg. 45' West 371 feet to a point in the center of Curtiswood Road (Glen Leven Road); thence with the centerline of Curtiswood Road in a northwesterly direction 999-6/12 feet on the corner of Lot No. 16 on said Plan; thence North 46 deg. 30' East 370 feet to the corner of Lots 16, 20 and 21 on said Plan; thence North 82 deg. 30' East 262 feet to the beginning, containing 6-9/10 acres, more or less.

TRACT NO. 2:

Being a certain lot or parcel of land formerly occupied and used by the Nashville-Franklin Railway Company, as a right of way line immediately East and along the East margin of Lots 21 and 22 and between said lots and the Franklin Pike, described as follows:

Beginning at a point on the west margin of the right of way, being west of Franklin Road and 1319-6/12 feet south of A. M. Hagan's southeast corner; running thence S 7 deg. 35' East 692-6/12 feet to a point; thence easterly at right angles 30 feet; thence northerly parallel and 30 feet easterly from the west margin or line of said right of way 692-6/12 feet; thence at right angles westerly, 30 feet to the beginning, containing .47 acres, more or less.

Being the same property conveyed to Ronald L. Milsap and wife, Frances J. Milsap by deed from H. Ray Ragsdale and wife, Penny J. Ragsdale dated 8/20/76 of record in Book 5059, page 593, further conveyed to Frances J. Milsap by Quitclaim Deed from Ronald L. Milsap and wife, Frances J. Milsap, of record in Book 5151, page 399, Register's Office for Davidson County, Tennessee. Further Quitclaim Deed to convey one-half interest to Ronald L. Milsap, to create tenants by the entirety, of record in Instr..No. 20080905009128 8, said Register's Office.

NOTE: Frances J. Milsap join in this conveyance to convey any marital interest in said property.