Davidson County DEEDQC
Recvd: 09/18/08 10:32 3 pgs
Fees:17.00 Taxes:0.00
20080918-0095288

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6999079 09/02/08 gh

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Kay S. Simmons 3814 Richland Avenue Nashville, TN 37205	Same	Parcel ID: 10409004100

WHEREAS, I, Keith B. Simmons, am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Kay S. Simmons;

WHEREAS, I now desire to convey to my spouse, Kay S. Simmons, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, KEITH B. SIMMONS, do hereby quitclaim and convey unto my spouse, KAY S. SIMMONS, all of my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 3814 Richland Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 11th day of September, 2008.

Keith B. Simmons

Keith B. Simmons

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Keith B. Simmons, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of September, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Kay S. Simmons
Kay S. Simmons

Subscribed and sworn to before me
this 11 day of September, 2008.

Rugenia Hines
Notary Public

My Commission Expires:
11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being parts of Lots Nos. 201 and 203 of Block 10, Division "A", Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, which plan does not show said block divided into lots but according to a printed copy of an unregistered plan subdividing said block into lots said parts of 201 and 203 are described as follows:

Beginning at a point in the northerly margin of Richland Avenue, 378 feet east of the easterly margin of Wilson Avenue, at S. Y. McCarrol's southeast corner, being the property conveyed to him by deed of record in Book 1084, page 327, of the Register's Office for Davidson County, Tennessee; thence along McCarrol's easterly line northerly 192.5 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point 377 feet west of the westerly margin of Christopher Street; thence southerly 192.5 feet to the north margin of Richland Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Keith B. Simmons and wife, Kay S. Simmons, by warranty deed of record in Instrument No. DB-00005866-0000297, Register's Office for Davidson County, Tennessee.

6999079.1