THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED; THEREFORE, SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Donald S. Kemper, Sr.	Same as Owner	026.01.0.112.00
790 New Shackle Island Rd.		
Hendersonville, TN 37075		

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF SUMNER } The actual consideration or value, whichever is greater, for this transfer is ~~$33,000.~~ $30,000. Donald S. Kemper, Sr., Affiant Subscribed and sworn to before me, this the 26 day of July, 2008. Notary Public My commission expires: 02/28/2012
Smith.Sholar.Assoc.PLLC 1164 Nashville Pike Gallatin, TN 37066	

MOLLY R. CRIPPS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of Thirty ~~three~~ Thousand Dollars (~~$33,000~~) $30,000 cash in hand paid by Grantee, the receipt of which is hereby acknowledged, James William Garrett, (1988) "Grantor" by these presents, does hereby quitclaim and convey unto Donald S. Kemper, Sr., "Grantee", his successors and assigns, all of his one-third undivided right, title, and interest in and to the following described property in Davidson County, Tennessee: S.I.

Being Lot Nos. 25, 26, and 27 on the unrecorded map showing W.C. Moncrief and Company's subdivision of the Looney Tract in the 10th District, not of record, is described according to a survey made February 26, 1940, by J.R. Scott, Surveyor, as follows:

Beginning at a point in the northeast margin of Goodlettsville Pike at a corner of lots 24 and 25; thence with the line between said lots northeasterly 382 feet to the westerly right-of-way line of the L & H Railroad; thence with the line of the same, South 17 degrees East 79.5 feet to a point, the corner of lots 27 and 28; thence with the line between said lots, southwesterly 365 feet to the margin of a said Goodlettsville Pike; thence with the margin of the same, northerly 75 feet to the point of beginning.

Being the same property conveyed to James J. Garrett and wife, Virginia Hunter Garrett, by deed from J.S. Pitt and wife, Emily Pitt, of record in Book 1536, Page 439, Register's Office for Davidson County, Tennessee. The said James J. Garrett having since died and upon his death, title to said property vested in his wife, Virginia Hunter Garrett, as surviving tenant by the entirety.

Davidson County DEEDQC
Recvd: 10/14/08 09:42 2 pg
Fees:13.00 Taxes:111.00
20081014-0103274

The said Virginia Hunter Garrett having since died intestate, leaving her adult children, James William Garrett, Don Wayne Garrett, and Carol Jean Garrett Kemper as her only heirs at law, each possessing a one-third undivided interest in said property. (See previously recorded Affidavit of Heirship establishing the heirs at law of Virginia Hunter Garrett.)

Carol Jean Garrett Kemper having since died intestate, leaving her husband, Donald S. Kemper, Sr., and her adult children, Donald S. Kemper, Jr., and Susan Kemper Huff as her only heirs at law, each possessing a one-ninth undivided interest in said property. (See previously recorded Affidavit of Heirship establishing the heirs at law of Carol Jean Garrett Kemper.)

Don Wayne Garrett having since conveyed his one-third undivided interest in said property to Donald S. Kemper, Sr., by Quitclaim Deed, of record in Book X, Page _____, Register's Office for Davidson County, Tennessee. Thus, with this conveyance, Donald S. Kemper, Sr., now possesses an undivided interest in seven-ninths of said property.

X 20081014 0103273

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

This is improved property, known as 136 Two Mile Pike, Goodlettsville, Tennessee.

Witness my hand this 6th day of October, 2008.

James W. Garrett, Sr.
GRANTOR

STATE OF Tennessee
COUNTY OF Sumner)

Personally appeared before me, James William Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of Oct, 2008.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires 3-19-2012