Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20081110-0111346

This Instrument
Prepared By:

Norman D. Rollins
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Deed, executed as of the 19 day of September 2008, at Nashville, Davidson County, Tennessee, by Grantor, Estate of Bertha Berkon, Roy (S.) Berkon Executor, to Grantee, Bonnie Lee Kirby.

Witnesseth:

Know All Men By These Presents that Roy (S.) Berkon, Executor of the Estate of Bertha Berkon, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Bertha Berkon, as an devisee of Bertha Berkon, deceased, as evidenced by the Last Will and Testament of Bertha Berkon of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 08P-1485, has bargained and sold and hereby conveys, remises, releases and forever quitclaim unto Bonnie Lee Kirby her heirs and assigns, all right, title and interest in and to a certain parcel] of land in Davidson County, Tennessee more particularly described as follows:

> **Being** part of Lot No. 20 on the Map of C.C. Vernon's Farm, of record in Book 161, page 164, Register's Office for said County, being part of lots 4 and 5 on an unregistered plan of a subdivision of said Lot No. 20 made by W.B. Southgate, Surveyor, May 30, 1929 as follows:
>
> > **Beginning** on the new relocated northerly margin of Burges Avenue at the corner of lots nos. 3 and 4 on said unrecorded plan;
> > thence with the line between lots nos. 3 and 4 and 5 northerly 90 feet to the corner of lots 5 and 6;
> > thence with the linbe between said 2 lots westerly 107.8 feet to the easterly margin of White Bridge Road;

thence with the same southeasterly 50.5 feet to the beginning of a curve;
thence around said curve having a radius of 2,818.79 feet southerly 5.6 feet to the northerly margin of Burges Avenue;
thence wit the same around a curve having a radius of 44 feet southeasterly 57.7 feet;
thence continuing with the northerly margin of said Burges Avenue south 85 deg. 00' east 44 feet to the beginning.

Being the same property conveyed to Myer Berkon and wife, Bertha Berkon by deed from John W. Holt and wife, Mary J. Holt of record in Book 6125, page 866, Register's Office for Davidson County, Tennessee which vested solely in the name of Bertha Berkon, upon the death of Myer Berkon, April 25, 1996, whose estate was probated by Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 96P-801.

This is improved property known as 302 White Bridge Road, Nashville, Tennessee.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Estate of Bertha Berkon

R S. Berk

Roy (S.) Berkon, Executor

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared, Roy (S.) Berkon, with whom I am personally acquainted, and whom, upon oath, acknowledged that himself to be the executor of the estate of Bertha Berkon, the within-named bargainor and that he, as executor, being authorized to do, executed the foregoing instrument for the purpose therein contained by signing his name of the estate, by himself as executor.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of September 2008.

Nancy Bowen

Nancy Bowen, Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: November 8, 2008

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map Number: Parcel Number:
Bonnie Lee Kirby 1103 State Blvd. Franklin, TN 37064	Bonnie Lee Kirby 1103 State Blvd. Franklin, TN 37064	Map: 103 - 02 Parcel: 59

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bonnie Lee Kirby

Bonnie Lee Kirby, Affiant

Sworn to and subscribed before me this day 24th of September 2008

Nancy Bowen

Nancy Bowen, Notary Public

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: November 8, 2008