Davidson County DEEDQC
Recvd: 01/13/09 15:18 3 pgs
Fees:17.00 Taxes:0.00
20090113-0003421

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1868

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ashley McKinnon, an unmarried man**, n/k/a Ashley McKinnon, a married man, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Ashley McKinnon and his wife, Mitzi McKinnon, as joint tenants with rights of survivorship,** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

See Attached Exhibit A

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Michael S. Raby and wife Bonita L. Raby, dated January 3, 2006, and recorded January 9, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060426-0047648.

WITNESS Grantor's hand this 12th day of January, 2009.

Witness

Ashley McKinnon {SEAL}
Ashley McKinnon

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of January, 2009, before me, the undersigned officer duly commissioned and qualified, personally appeared , known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: Sept 25, 2010

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or 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 and voluntary sale.

Affiant:

Subscribed and sworn to before me this 13th day of January, 2009.

Notary Public
My Commission expires: 9-26-10

Map/Parcel ID: 061-16-0-031.00 (New Owner)
Person or Agency responsible for taxes:
Ashley McKinnon and Mitzi McKinnon
1216 Greenland Ave
Nashville, TN 37215

ROBERT B. SEVIER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires Sept 26, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January 20 09
Deputy Register

Exhibit A

A certain Tract or parcel of land located in the 11th Civil District of Davidson, County, Tennessee described as follows to wit:
Being part of Lot No. 3 on the Plan of the subdivision of the Dr. William Williams Land as of record in Plan Book 2, page 128, Chancery Court of Davidson County Tennessee, described as follows:
Beginning in the center of Greenland Ave. at the NE corner of Lot No. 36 on the Plan of Subdivision of the westerly part of said Lot NO. 3 as of record in Book 421, page 40, Register's office for said county thence with the easterly line of said Lot No 36, southerly 440 feet to the southerly line of original Lot no 3. thence with said line easterly 297 feet to Agree's S.W. corner thence with Agree's westerly line northerly 440 feet tp the center of said Avenue thence with the center of said Avenue westerly 297 feet to the beginning and containing 3 acres more or less.
Included in the above property description but expressly excluded here form is that property conveyed to Birchel Lawrence Buchanen and wife Martha Carney Buchanen of record in Book 1852, page 307 Register's office for Davidson County Tennessee: described as follows,
Land in the 11th civil District of Davidson County, Tennessee being part of tract no 3 on the plan of the subdivision of the William Williams land as of record in Plan Book 2 page 128, Chancery Court, of Davidson County Tennessee, described according to a survey made by Ralph W. C. Lambert Surveyor dated June 7, 1950, as follows:
Beginning at a point on the southerly margin of Greenland Avenue 407 feet Westerly from the southwest corner of said Greenland Avenue and Kennedy street thence with the Southerly margin of said Greenland Avenue westward 87 feet to a point in the easterly boundary line of a part of Lot no 3. conveyed to Harold W. Hagemyer and wife by deed from D. C. Barrett and wife of record in Book 1634, page 103, Register's office for said county thence with the eastern boundary line of said Hagemyer property said point being the northern boundary line of the J.M> Chappell Subdivision thence with the northern Boundary line of said Chappell Subdivision. Eastwardly 87 feet to a point. Thence northwardly 415 feet to the beginning.
Also Included in the above description but expressly excluded hereform is that property conveyed to Harold W. Hagemyer and wife Sarah C. Hagemyer by Deed from D. C. Barrett and wife Ethel Barrett of record in Book 1364, page 103, and Register's office for Davidson County Tennessee described as follows:

Beginning in the center of Greenland Avenue at the northeast Corner of Lot No. 36 on the Plan of the Subdivision of the westerly part of Lot no 3 as of record in Book 421, page 40, Register's office for said county thence with the Easterly line of Lot no 36 southwardly 440 feet thence eastwardly 100 feet thence northwardly 440 feet to the center of Greenland Avenue thence with the center of said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to Ashley McKinnon an unmarried man, by warranty deed from Michael S. Raby and wife Bonita L. Raby of record in Instrument # 20060109-0003018, dated January 3, 2006 and filed for record January 9, 2006, Register's office for Davidson County Tennessee.