Davidson County DEEDQC
Recvd: 02/20/09 12:57 4 pgs
Fees:22.00 Taxes:0.00
20090220-0015003

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:

S. NIXON PRESSLEY, ATTORNEY AT LAW
115 Clemmons Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Kenneth M. Stilts, Sr., et al
P.O. Box 17087
Nashville, Tennessee 37217

SEND TAX BILLS:
New Owners

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 135-00-0
Group
Parcels 49.00 ***and*** 45.01

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the satisfaction of a portion of the Last Will and Testament of Geneva R. Stilts, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ***Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts, and Peggy Sue Trombley, Successor Trustee,*** hereinafter called the Grantors, have bargained and sold, and by these presents do quitclaim and convey a one-fifth undivided interest each, as tenants in common, unto ***Kenneth Stilts and wife, Mary Jo Stilts;*** one-fifth to ***William E. Stilts and wife, Nancy Stilts;*** one-fifth to ***Robert L. Stilts and wife, Virginia Stilts;*** one-fifth to ***Jerry D. Stilts; and*** one-fifth to ***Judy Barham Executrix of the Estate of Hazel Rader,*** hereinafter collectively called the Grantees, their heirs and assigns, as to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 1: Being a part of the land conveyed by deed to said T. B. Hill by D. W. White, et ux, a record of which may be found in Book 841, page 368, Register's Office for Davidson County, Tennessee, more fully described and bounded as follows:

Beginning at a point in the Franklin Crusher Road and running in an Easterly direction with Stilts line 1248.8 feet to a stob; thence in a Southerly direction with Ransom line 501 feet to a stob; thence with Ransom line in a Westerly direction 501 feet to a stob in the said T. B.

Land; thence in a Westerly direction on the Hill land 414 feet to a Sycamore tree to Charltons corner; thence with Charltons line 168 feet to a persimmon tree; thence with Charltons line 309 feet to a point in the center of Franklin Crusher Road; thence in a Northerly direction with the center of said Crusher Road 540 feet to the beginning and containing 15 acres more or less.

Tract No. 2: Lying and being in the 2nd Civil District of Davidson County, Tennessee, on the Franklin Limestone Road near Una, Tennessee, more particularly described as follows:

Beginning a point in the center of said Franklin Limestone Road 255 (feet) southerly from the northwest corner of the tract of land bought from D. W. White et ux, by T. B. Hill, which tract is described in deed recorded in Book 982, page 426, of the Register's Office for said County; thence in a northerly direction with the center of said road 255 (feet) to a point in the center of said road; being the northwest corner of said tract bought of White et ux; thence in an easterly direction along the northerly line of said tract of land bought of White et ux, 360 feet to a point; thence in a southerly direction 258 feet to a point, which point is 323 feet east of the point of beginning, thence in a westerly direction 323 feet to the point of beginning and containing two acres more or less.

Tract No. 3: Being a part of the land bought from D. W. White et ux, by T. B. Hill, a record of which may be found in Record book 982, page 426, of the Register's Office of Davidson County, Tennessee, and located in the 2nd Civil District of said County and State, and being a parcel of land consisting of four acres more or less being behind the property of said Stilts and beginning at the Stilts and Hill corner and running with the said Stilts line about 255 feet to Ransom line; thence with Ransom line to the Ransom and Hill corner; thence with Ransom line about 255 feet to a stake in the Ransom and Hill line; thence in a straight line to the beginning.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are those certain tracts or parcels of land heretofore conveyed to others, by various instruments set out as follows:

First Excluded Tract: That certain tract or parcel of land sold to Robert Leroy Stilts et ux by deed from Horace Stilts and wife, Delia Stilts, dated September 29, 1958, and filed for record in Book 2812, page 600, Register's Office for Davidson County, Tennessee. This tract was subsequently conveyed to Kenneth M. Stilts et ux, by deed from Robert Leroy Stilts, dated July 30, 1989, and filed for record in Book 7936, page 905, said Register's Office.

Second Excluded Tract: That certain tract or parcel of land previously conveyed to Kenneth M. Stilts and wife, Mary Jo Stilts by deed dated April 6, 1962, from Horace Stilts and wife, Delia Stilts, and filed for record in Book 3370, page 285, Register's Office for Davidson County, Tennessee.

Third Excluded Tract: That certain tract or parcel of land previously conveyed to Kenneth M. Stilts and wife, Mary Jo Stilts by deed dated April 6, 1962, from Horace Stilts and wife, Delia Stilts, and filed for record in Book 3373, page 409, Register's Office for Davidson County, Tennessee.

Those certain Excluded Tracts numbered ***One*** and ***Two*** hereinabove, are also more particularly and accurately described as Davidson County Tax Map 135, Parcel 380, and a right-of-way subsequently dedicated to the Metropolitan Government of Nashville-Davidson County, Tennessee, together being described as follows:

A tract or parcel of land situated and lying in the Second Civil District of Davidson County, Tennessee, the same containing (together) 2.79 acres, more or less, and described according to a recorded Plat by R. L. Montoya, Tennessee Registered Land Surveyor, dated August 6, 1987, and filed for record in Plat Book 6200, page 664, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the (new) 25-foot right-of-way of Franklin-Limestone Road, at the southwesterly corner of the tract herein described, said point of beginning also being the northwesterly corner of the Stilts Tract set out in Book 2812, page 600, Register's Office for Davidson County, Tennessee; thence with the (new) easterly right-of-way of Franklin-Limestone Road, North 11 degrees 07 minutes 46 seconds 280.00 feet to an iron pin in said road right-of-way, the northwesterly corner of the tract herein described; thence leaving said road right-of-way and running South 83 degrees 09 minutes 11 seconds East 435.00 feet to an iron pin at the northeasterly corner of the tract herein described; thence South 11 degrees 07 minutes 46 seconds West 280.00 feet to an iron pin at the southeasterly corner of the tract herein described; thence with the southerly line of this excluded tract, North 83 degrees 09 minutes 11 seconds West 435.00 feet to the point of beginning, and containing by estimation, 2.79 acres, more or less; the balance of the said original two tracts having been dedicated to the Metropolitan Government of Nashville-Davidson County, Tennessee, in the amount of 0.16 acres, more or less.

The net property conveyed by this instrument is one and the same property conveyed to Geneva R. Stilts, U/A/D June 9, 1998 of the Stilts Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto by quitclaim deed from Geneva R. Stilts, dated June 9, 1998, and filed for record in Book 10975, page 688, Register's Office for Davidson County, Tennessee. The said Geneva R. Stilts died testate on August 21, 2006, and her Will is probated in Davidson County, Tennessee under Docket Number 06P-1435. Both the Will and the Trust Agreement are satisfied by this conveyance.

This is unimproved property known as 420 Franklin Limestone Road, Nashville, Tennessee 37217.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises.

This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties. The preparer makes no warranty, and assumes no responsibility, for information and conditions which might be revealed by a title examination.

Witness our hands this the 6th day of February, 2009.

Peggy S. Trombley, executrix
Peggy S. Trombley, Executrix of the Estate of Geneva R. Stilts

Peggy S. Trombley, successor trustee
Peggy S. Trombley, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Peggy S. Trombley, Executrix of the Estate of Geneva R. Stilts and Peggy S. Trombley, Successor Trustee,*** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained, in each capacity. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 6th day of February, 2009.

NOTARY PUBLIC

NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 02/14/2009

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 0.

Peggy S. Trombley
AFFIANT

Subscribed and sworn to before me this 6th day of February, 2009.

NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 02/14/2009