Davidson County DEEDQC
Recvd: 02/26/09 16:05 3 pgs
Fees:17.00 Taxes:0.00
20090226-0017127

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 ux
P.O. Box 17087
Nashville, Tennessee 37217

SEND TAX BILLS:
New Owners

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
Map 135-00-0
Group
Parcels 380.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the satisfaction of a portion of the Last Will and Testament of Geneva R. Stilts, and to resolve any and all issues regarding the recording of that certain Plat of record in Plat Book 6200, page 664, Register's Office for Davidson County, Tennessee; and for 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 unto ***Kenneth Stilts and wife, Mary Jo Stilts,*** hereinafter collectively called the Grantees, their heirs and assigns, all of my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> 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.

Being a part of 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 improved property known as 446 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 6 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.

S. Nixon Pressley
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

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.

S. Nixon Pressley
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 02/14/2009