BILL GARRETT, Davidson County
Trans: T20090023786 DEEDQC
Recvd: 04/09/09 13:17 2 pgs
Fees: 12.00 Taxes: 0.00
20090409-0032490

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 2nd day of April, 2009.

Regina M. Keith
Notary Public

My Commission expires: 9-19-09

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST and THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST 3014 Old Nashville Highway McEwen, Tennessee 37101	**David W. Stephenson, Trustee of THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST and Peggy F. Stephenson, Trustee of THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST 3014 Old Nashville Highway McEwen, Tennessee 37101**	**08311018000**

QUIT CLAIM DEED
AND ASSIGNMENT OF CONTRACT FOR DEED

KNOW ALL MEN BY THESE PRESENTS that David W. Stephenson and wife, Peggy F. Stephenson, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby assign all contract rights, convey, remise, and forever quitclaim unto David W. Stephenson, Trustee, and his successors in trust, of THE DAVID W. STEPHENSON REVOCABLE LIVING TRUST, its successor and assigns, and Peggy F. Stephenson, Trustee, and her successors in trust of THE PEGGY F. STEPHENSON REVOCABLE LIVING TRUST, its successors and assigns, for the benefit of David W. Stephenson and Peggy F. Stephenson, tenants in common, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6-A and 6-B on the Plan of the Zone Lot Division of Lots 2, 3, 4, 5 and 6 of Fortland Park, Phase I of Section 5, of record in Book 6250, Page 158, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 6-A and 6-B join and front together 68.20 feet on the westerly margin of Riverside Drive and extend back 151.41 feet on the northerly line and 151.34 feet on the southerly line to a dead line in the rear measuring 68.20 feet thereon.

BEING the same property conveyed to David W. Stephenson and Peggy Stephenson from C. S. C. Const., Inc. by deed dated December 21, 1984, of record in Book 6456, Page 846, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 6241, Page 837, and Book 6367, Page 607, said Register's Office; easements and setback lines as set forth on the above plan of record.

THIS conveyance is subject to the right of Jeff L. Mabry, et. ux., in a Contract for Deed of record as Instrument Number 200210100124380 n the Register's Office for Davidson County, Tennessee.

This is improved property located at 800 A Riverside Drive, Nashville, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of April, 2009.

David W. Stephenson

David W. Stephenson

Peggy F. Stephenson

Peggy F. Stephenson

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David W. Stephenson and Peggy F. Stephenson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at McEwen, Tennessee, this 2nd day of April, 2009.

Regina M. Keith

Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 9-19-09

The legal description and how title to the property is vested were furnished to the draftsman by the Grantors, by third parties, or from the record. No examination of title has been undertaken by the draftsman, and no representations or warranties as to the state of title and accuracy of the property descriptions of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.