BILL GARRETT, Davidson County
Trans:T20090030421 DEEDQC
Recvd: 05/07/09 13:06 3 pgs
Fees:17.00 Taxes:0.00
20090507-0042153

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Karen Anderson Chapman 157 Berrywood Drive Hendersonville, TN 37075
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	03407002900
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC 2561 Oak Forest Drive Antioch, Tennessee 37013 TNBPR 019641

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, David P. Anderson, an unmarried man, am owner of the described real property with full power to mortgage, sell, transfer and convey without the Joinder of any beneficiary (herein "Grantor") by these presents do hereby quitclaim and convey unto Karen Anderson Chapman, with full power to mortgage, sell, transfer and convey without the Joinder of any beneficiary (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land located in the City of Madison, Davidson County, State of Tennessee, described as follows to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Shepherd Hills Subdivision, Section I, of record in Book 2331, page 46, Register's Office for said County

SAID Lot No. 18 fronts 115 feet on the east side of Shepherd Hills Drive and runs back 415 feet on the north line and 296 feet on the south line to a dead line in the rear on which it measures 165.3 feet.

BEING the same property conveyed to August H. Prange and wife, Evelyn G. Prange, by deed from A.J. Coleman and wife, of record in Book 2735, Page 336, said Register's Office.

BEING the same property conveyed to David P. Anderson and wife, Marilyn J. Anderson, by deed from August H. Prange and wife, Evelyn G. Prange, of record in Book 2907, page 306, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to David P. Anderson, by deed from Marilyn J. Anderson, of record in Book 6540, page 731, Registers Office for Davidson County, Tennessee.

This is improved property known as: 207 Shepherd Hills Drive, Madison, TN 37115

Said property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the premises. 2009 Davidson County Taxes are being assumed by the Grantee.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of May, 2009.

David P. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David P. Anderson, a unmarried man, as owner of the aforementioned real property with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of May, 2009

DORIS SANDEFUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Doris Sandefur
Notary Public

My Commission Expires:
07/05/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

David P. Anderson
Affiant

Subscribed and sworn to before me this 5th day of May, 2009.

DORIS SANDEFUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Doris Sandefur
Notary Public

My Commission Expires:
07/05/2011

Doris Sandefur