STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Bruce Edward Kessler, residuary distributee of the Estate of Winnie Lee Gibson Kessler, deceased.

Subscribed and sworn to before me on this 29th day of April, 2009.

NOTARY PUBLIC
My commission expires: 03.04.13

HERRIE A. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 205
Madison, Tennessee 37115

Address New Owners:	Send Tax Bills To:	Map-Parcel #:
Bruce Edward Kessler, et al. 1994 N. Gallatin Road, Suite 205 Madison, Tennessee 37115	Same	096 09 0 200.00

QUITCLAIM DEED
WITH ATTACHED AFFIDAVIT OF HEIRSHIP
PURSUANT TO TENN. CODE ANN. § 30-2-712

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned residuary distributees of the Estate of Winnie Lee Gibson Kessler, to wit: **BRUCE EDWARD KESSLER, CLARA ANN KESSLER**, and **DAVID LEE KESSLER**, hereinafter called "the Grantors", have bargained and sold and by these presents do transfer and convey unto **BRUCE EDWARD KESSLER, CLARA ANN KESSLER,** and **DAVID LEE KESSLER,** hereinafter called "the Grantees", theirs heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 57 on the plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 97 feet on the northerly side of Lakeland Drive and runs back between lines 110 feet on the westerly side and 166.2 feet on the easterly side to a broken line in the rear and measures 116.5 feet on said broken line.

Being the same property conveyed to Winnie Lee Kessler by Joseph E. Kessler, of record in Book 4267, page 433, Register's Office for Davidson County, Tennessee. Said Winnie Lee Kessler a/k/a Winnie Lee Gibson Kessler died on 12/01/2000 and is survived by her three heirs, namely: BRUCE EDWARD KESSLER, CLARA ANN KESSLER, and DAVID LEE KESSLER

This is improved property known as 2826 Lakeland Drive, Nashville, Davidson County, Tennessee 37214.

The purpose of this transfer is to vest the ownership of the herein-described real property to BRUCE EDWARD KESSLER, CLARA ANN KESSLER, and DAVID LEE KESSLER; specifically, each of them receives a one-third (1/3) undivided ownership interest in said property as tenants in common.

BILL GARRETT, Davidson County
Trans:T20090031256 DEEDQC
Recvd: 05/12/09 08:34 3 pgs
Fees:17.00 Taxes:0.00
20090512-0043490

WITNESSED below by our hands, we are:

1. a. **BRUCE EDWARD KESSLER** of 2213 Pennington Bend, Nashville, Davidson County, TN 37214; my date of birth is January 11, 1954;

b. **CLARA ANN KESSLER** of 2424 Ridgeland Drive, Davidson County, TN 37214; my date of birth is March 26, 1955;

c. **DAVID LEE KESSLER** of 624 Watson Branch, Franklin, Williamson County, TN 37064; my date of birth is February 22, 1960;

2. We are over the age of eighteen (18) years and fully competent to testify to all of the statements herein.

3. Our mother was Winnie Lee Kessler a/k/a Winnie Lee Gibson Kessler. She was divorced from our father, Joseph E. Kessler, by the Davidson County Fourth Circuit Court, Case No. 71078, on May 21, 1974. She died on December 1, 2000. Pursuant to Tenn. Code Ann. § 30-2-712(b), our mother is "the vendor" and the three of us **collectively are "the vendees".**

4. During our mother's lifetime, she owned a parcel of improved real property known as **2826 Lakeland Drive, Nashville, Davidson County, Tennessee 37214**, Parcel Identification 096 09 0 200.00. The last instrument of record is at Book 4831, Page 348, Register's Office for Davidson County, Tennessee. This parcel of improved real property is more particularly described as follows:

> Being Lot No. 57 on the plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 57 fronts 97 feet on the northerly side of Lakeland Drive and runs back between lines 110 feet on the westerly side and 166.2 feet on the easterly side to a broken line in the rear and measures 116.5 feet on said broken line.
>
> Being the same property conveyed to Winnie Lee Kessler by Joseph E. Kessler, of record in Book 4267, page 433, Register's Office for Davidson County, Tennessee. Said Winnie Lee Kessler a/k/a Winnie Lee Gibson Kessler having died on 12/01/2000.

5. Our mother died testate with we three children her named residuary beneficiaries. Accordingly, the above-referenced real property passes to us, her three (3) children; each of us inheriting and now owning an undivided one-third (1/3) interest in said property as tenants in common.

6. There are no debts or encumbrances remaining which are or might become **a lien on said interests in the above-referenced real property.**

7. This Affidavit of Heirship is freely given by each us pursuant to Tenn. Code Ann. § 30-2-712 to help establish and reflect the heirship with respect to the above-referenced real property. This Affidavit shall be accepted for registration by the Register of Deed's Office for Cheatham County, Tennessee.

Further affiants saith not.

BRUCE EDWARD KESSLER

CLARA ANN KESSLER

DAVID LEE KESSLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRUCE EDWARD KESSLER**, with whom I am **personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of April, 2009.

NOTARY PUBLIC
My Commission Expires: 03.04.13

CHERRIE A. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CLARA ANN KESSLER**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of April, 2009.

NOTARY PUBLIC
My Commission Expires: 03.04.13

CHERRIE A. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID LEE KESSLER**, with whom I am **personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of April, 2009.

NOTARY PUBLIC
My Commission Expires: 03.04.13

CHERRIE A. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN