Davidson County DEEDQC
Recvd: 05/15/09 11:01 3 pgs
Fees:17.00 Taxes:0.00
20090515-0044774

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF May, 2009.

NOTARY PUBLIC

My Commission expires: 4-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Franklin N. Knapp, Jr.	SAME	147-03-019.00
(NAME)	(NAME)	
232 Welch Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of ten dollars cash in hand paid, and for the purpose of transferring said property from an heir-at-law to an individual, I, **Franklin N, Knapp, Jr., sole heir-at-law of Ruby Smith Knapp**, by these presents do remise, release and QUITCLAIM unto **Andy Maloney, TRUSTEE,** his successors and assigns, all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2 beginning on a stake in old road, E. J. Welch's northwest corner; thence running south 1 ½ degrees West 23 3/10 poles to the center of road, the northeast corner of Lot No. 1; thence with said center, North 73 ½ degrees West 11 12/100 poles to a stake in said center, the northwest corner of Lot No. 1; thence North 1 ½ degrees East 20 6/10 poles to a stake in old road, the northeast corner of Avenue; thence South 87 degrees East 11 poles to the beginning, containing by survey, 1 acre and 82 poles.

INCLUDED in the above described property but to be expressly excluded there from is the following described property; a strip of land from Station 33+00 to Station 35+80 having an average width of 11 feet and extending 20 feet on the right of the center line length 280 feet, acreage 0.07.

Parcel Two: Being a lot marked "Reserved Parcel "B" on the plan of Herbert Heights, Section 1, as of record in Book 3500, page 28, said Register's Office. SAID "Reserved Lot" fronts 73.01 feet on the northerly side of Welch Road and runs back between lines 135.42 feet on the westerly side and 148.38 feet on the easterly side to a point at the rear, said lot being triangular in shape.

Being the same property conveyed to Franklin N, Knapp and wife Ruby Knapp by deed from Franklin N. Knapp and wife, Ruby Knapp and Franklin N. Knapp, Jr. of record in Book 5994, page 688, Register's Office for Davidson County, Tennessee. Further conveyed to Frank N, Knapp, Sr., Ruby Knapp and Frank N, Knapp, Jr. by Quitclaim Deed from Frank N, Knapp, Sr. and Ruby Knapp of record in Book 7034, page 515, said Register's Office. Further conveyed to Franklin N, Knapp, Sr. and wife, Ruby Knapp, by Quitclaim Deed from Franklin N, Knapp, Sr., and Ruby Knapp, and Franklin N, Knapp, Jr., of record in Book 7283, page 445, said Register's Office. The said Franklin N, Knapp, Sr. having since died on June 27, 1995, leaving property by right of survivorship to Ruby Knapp. The said Ruby Knapp having since died on December 11, 2008, leaving Franklin N, Knapp, Jr., as her sole heir-at-law.

And now, I, the said unto **Andy Maloney, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and QUITCLAIM unto **Franklin N. Knapp, Jr.,**
their heirs and assigns, all of my right, title and interest in the same property herein above described and set forth, to which reference is hereby made.

In Witness Whereof, we have hereunto set our hands this 8 day of May, 2009.

Franklin N. Knapp, Jr.

Franklin N. Knapp, Jr.

Andy Maloney, Trustee

STATE OF TENNESSEE }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Franklin N. Knapp, Jr.** the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of May, 2009.

My Commission expires:

4·15·12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Elizabeth Maison
Notary Public

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 **Andy Maloney TRUSTEE**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of May, 2009.

My Commission expires:

4·15·12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Elizabeth Maison
Notary Public

Information was provided from parties involved. No search of public records was performed.

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

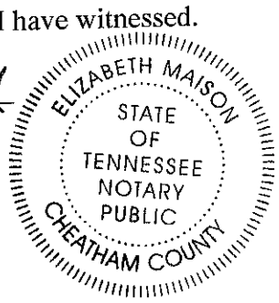
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12



(Seal)