Book 29

PREPARED BY ~~AND RETURN TO~~:
Bryan D. Spicer
Attorney at Law
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BILL GARRETT, Davidson County
Trans:T20090073400 DEEDQC
Recvd: 10/28/09 15:39 2 pgs
Fees:12.00 Taxes:0.00
20091028-0099664

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: X Matthew M. McKeever

Subscribed and sworn before me, this the 23 day of October, 2009.

Notary Public: Ollie Mai Parsley
My Commission Expires:

ADDRESS OF NEW OWNER:
Matthew M. McKeever
717 McFerrin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
new owner

MAP/PARCEL:
082-08-O 337.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **MICHAEL H. MCKEEVER, MARRIED**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **MATTHEW M. MCKEEVER AND WIFE, KRISTEN T. MCKEEVER**, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly 60 feet of Lots No. 15 and 16 of Block "G" on the plan of Eastwood Addition, of record in Book 332, page 63, said Register's Office.

Said Parts of Lots 15 and 16 fronts 60 feet on the easterly side of McFerrin Avenue and runs back between parallel lines along the south margin of an alley, 100 feet to the line between Lot 14 and 15.

Being the same property conveyed to Michael H. McKeever and Matthew M. McKeever by deed from Tanya M. Combs, of record in Instrument No. 20050503-0049290, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **717 McFerrin Avenue, Nashville, TN 37206.**

{ FILENAME \p }

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Susan J. McKeever joins in this conveyance to convey any marital interest she has in said real estate by virtue of her marriage to Grantor.

IN WITNESS WHEREOF, this document was executed this 9th day of October, 2009.

MICHAEL H. MCKEEVER

SUSAN J. MCKEEVER

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state MICHAEL H. MCKEEVER AND SUSAN J. MCKEEVER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 9 day of October, 2009.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 7, 2011

ADRIAN S. MUNIZ JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.