return to:

BILL GARRETT, Davidson County
Trans:T20090076084 DEEDQC
Recvd: 11/06/09 14:53 2 pgs
Fees:12.00 Taxes:0.00
20091106-0103017

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

QUITCLAIM DEED

FROM: MARY K. KELLEY, AND HOWARD KELLEY

TO: SCOTT TINIUS, UNMARRIED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for the transfer of this interest is $ -0-.

Affiant

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

Notary Public

7-5-2011
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Scott Tinius 217 Craigmeade Drive Nashville, TN 37214	WELLS FARGO BANK, NA 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55467	PART OF MAP 95-02-0 PARCEL 167.00

KNOW ALL MEN BY THESE PRESENTS that **Mary K. Kelley and her son, Howard Kelley being the sole heirs-at-law of Carl C. Kelley, deceased**, 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 convey, remise, release and forever quitclaim unto **Scott Tinius, unmarried** his successors and assigns, their entire right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Being the Parcel 3 on the Plan of Briley Corners of record in Book 6900, Page 333, Register's Office for Davidson County, Tennessee. This Parcel extends Lot 3, Section 1 of Craigmeade Subdivision of record in Book 2900, Page 121, said Register's Office by an additional fifty (50) feet.

Being the same property conveyed to Carl C. Kelley by unrecorded Quitclaim Deed from Briley Corners Development, Ltd., dated December 7, 1987, a copy of which is attached as Exhibit "A" to the Affidavit of Howard Kelley being recorded contemporaneously herewith, the said Carl C. Kelley, husband of Mary K. Kelley, died intestate on May 25, 1990. Carl C. Kelley's only heirs-at-law were his wife Mary K. Kelley and his son, Howard Kelley, the named Grantors in this Quitclaim Deed.

This is improved property known as 217 Craigmeade Drive, Nashville, TN 37214.

Said property is conveyed subject to all matters shown on the Plan of record and such **easements, limitations, restrictions and encumbrances as may affect the premises.**

WITNESS my hand this 23rd day of October, 2009.

Mary K. Kelley
Mary K. Kelley

Howard Kelley
Howard Kelley

Q:/MJPPC/Forms--Realty/Quitclaim Deed 2.doc

STATE OF TENNESSEE §
COUNTY OF WILSON §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Mary K. Kelley and Howard Kelley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 23rd day of October, 2009.

Commission Expiration Date: 03/06/2013

S. Nixon Pressley, Notary Public

