BILL GARRETT, Davidson County
Trans: T20090081174 DEEDQC
Recvd: 12/01/09 15:23 3 pgs
Fees: 17.00 Taxes: 0.00
20091201-0110008

Prepared by: Alden H. Smith, Jr., 4525 Harding Road, Suite 200, Nashville, TN 37205 (615) 620-4459

This instrument is prepared based upon information provided by the Parties. No title search was performed in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

# QUIT CLAIM DEED

**FROM:** FRENCH R. McKNIGHT, JR.
Trustee, The McKnight Children's Trust,
(a revocable trust), dated July 30, 1985
411 Jackson Boulevard
Nashville, TN 37205

**DATE:** Nov. 9th, 2009

**CONSIDERATION:**
$-0- & OVC

**TO:** WILLIAM ALEXANDER McKNIGHT
and MARY McKNIGHT SMITH,
as Joint Tenants in Common,
1022 Normal Avenue
Chattanooga, TN 37405
**(Party and address responsible for property taxes)**

**MAP/ PARCEL:** 40-108
7538 Old Hickory Blvd
Whites Creek, TN 37189

This QUIT CLAIM DEED is made on the above date between the above-named parties:

WITNESSETH: That the Trustee, for and in consideration of the above sum, in hand and paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and other good and valuable considerations, has bargained, sold and by these presents does bargain, sell and convey unto the Beneficiaries of The McKnight Children's Trust, all of Trustees' undivided interest in and to all of that tract and parcel of land, together with improvements which may be located thereon, situated, lying and being in Davidson County, Tennessee, and more particularly hereinafter described as follows:

**Land in Davidson County, Tennessee, being Lot No. 3 on the plan of a resubdivision, Lot #1, Caudill Subdivision, of record in Book 5200, Page 204, Register's Office for said County.**

**Said Lot No. 3 fronts 100.00 feet on the southerly margin of Old Hickory Boulevard and extends back 198.96 feet on the easterly line, which is a twice broken line, and 232.69 feet on the westerly line to a broken line in the rear, measuring 110.81 feet thereon.**

**Together with a perpetual, nonexclusive easement, appurtenant to said Lot No. 3, over and across the northerly 90 feet on the easterly 40 feet of Reserved Parcel "B" on said plan, for the purpose of providing ingress to and egress from said Lot No. 3 from and to Old Hickory Boulevard by the owner or owners of said Lot No. 3 and his or their licensees and invitees, as shown on said plan.**

**Being the same property conveyed to French R. McKnight, Jr., Trustee of The McKnight Children's Trust, dated August 1, 1985, by Warranty Deed dated July 30, 1985 from M.A. Borchert, recorded in Book 6620, Pages 292-294, Register's Office for Davidson County, Tennessee.**

IN WITNESS WHEREOF, the Trustee has hereunto set his hand and seal, the day and year above-written.

French R. McKnight, Jr.,
Trustee

Signed, Sealed and Delivered in the presence of:

Witness

French R McKnight Jr
Print Name

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Alden H. Smith, Jr, a Notary Public of said County and State, FRENCH R. McKNIGHT, JR., the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of November, 2009.

Alden H. Smith
Notary Public

My Commission Expires: 1/3/2011

ALDEN H. SMITH, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**OATH OF CONSIDERATION**

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Alden H. Smith, Jr.

**SWORN TO AND SUBSCRIBED** before me this 18th day of November, 2009.

Notary Public

My Commission Expires: 1/3/11

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011