BILL GARRETT, Davidson County
Trans:T20100008612 DEEDQC
Recvd: 02/11/10 13:18 3 pgs
Fees:17.00 Taxes:0.00
20100211-0010838

This Instrument Prepared By:

Norman D. Rollins
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 254-5777

QUITCLAIM DEED

This Deed, executed as of the 5 day of ~~January~~ February RSB, 2010, at Nashville, Davidson County, Tennessee, by Grantor, Estate of Bertha Berkon, Roy (S.) Berkon Executor, to Grantee, Bonnie Lee Kirby.

Witnesseth:

Know All Men By These Presents that Roy (S.) Berkon, Executor of the Estate of Bertha Berkon, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of Bertha Berkon, as a devisee of Bertha Berkon, deceased, as evidenced by the Last Will and Testament of Bertha Berkon of record in Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 08P-1485, has bargained and sold and hereby conveys, remises, releases and forever quitclaim unto Bonnie Lee Kirby her heirs and assigns, all right, title and interest in and to a certain parcel of land in Davidson County, Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, being the southerly 55 feet of Lot No. 3 on the unrecorded plan of a subdivision of part of said Lot No. 20 in C.C. Vernon's Farm, described according to a survey made by W.B. Southgate, Surveyor, May 30, 1929, as follows:
>
> BEGINNING at the northwest corner of Burges Avenue and Orlando Avenue; thence with the northerly margin of Burges Avenue, westwardly 130 feet to the southeast corner of Lot

No. 4; thence with the easterly line of said Lot No. 4, northwardly 55 feet; thence eastwardly and parallel with the northerly margin of Burges Avenue 130 feet to the westerly margin of Orlando Avenue, thence with said Avenue, southwardly 55 feet to the beginning.

Included in the above description but excluded from this conveyance is that portion retained as right-of-way for the widening of Burges Avenue as shown on plans of record in the Metropolitan Government's Department of Public Works, Engineering Division.

Being the same property conveyed to Myer Berkon and wife, Bertha Berkon by deed from The Metropolitan Government of Davidson County, Tennessee, of record in Book 6129, page 780, Register's Office for Davidson County, Tennessee which vested solely in the name of Bertha Berkon, upon the death of Myer Berkon, April 25, 1996, whose estate was probated by Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 96P-801.

This is unimproved property known as 201 Orlando Avenue, Nashville, Tennessee.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Estate of Bertha Berkon

By S Berkon

Roy (S.) Berkon, Executor

State of Tennessee)
County of Davidson)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared, Roy (S.) Berkon, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the executor of the estate of Bertha Berkon, the within-named bargainor and that he, as executor, being authorized to do, executed the foregoing instrument for the purpose therein contained by signing his name of the estate, by himself as executor.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of ~~January~~ February, 2010.

Nancy Bowen

Notary Public

My Commission Expires: October 23, 2012

NANCY BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map Number: Parcel Number:
Bonnie Lee Kirby 1103 State Blvd. Franklin, TN 37064	Bonnie Lee Kirby 1103 State Blvd. Franklin, TN 37064	Map: 103-02 Parcel: 57

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Bonnie Lee Kirby, Affiant

Sworn to and subscribed before me this 11 day of ~~January~~ February, 2010. (MW)

Notary Public

My Commission Expires: My Commission Expires on 09-06-11

MATTHEW P. WANASEK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY