BILL GARRETT, Davidson County
Trans: T20100017626 DEEDQC
Recvd: 03/26/10 09:07 2 pgs
Fees: 12.00 Taxes: 0.00

20100326-0022514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 17th day of March 2010

Notary Public

My Commission Expires: 9/8/2013

JONNA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by:

Eric E. Rogers, Esq.
P. O. Box 190482
Nashville, TN 37219-0482

Address New Owner as Follows:

Loretta Montgomery-Hoff,
Joel C. Montgomery, Gregory T. Montgomery
and Michael B. Montgomery
303 Emery Drive
Nashville, Tennessee 37214

Send Tax Bills to:

Loretta Montgomery-Hoff
303 Emery Drive
Nashville, Tennessee 37214

Map-Parcel Number

095 12 0 132.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Joel C. Montgomery, Successor Trustee of The Tommy G. Keen Revocable Living Trust and Successor Trustee of the Louise C. Keen Revocable Living Trust, 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, has bargained and sold, and does hereby convey, remise, release and forever quitclaim a forty percent (40%) undivided interest to Loretta Montgomery-Hoff, a forty percent (40%) undivided interest to Joel C. Montgomery, a ten percent (10%) undivided interest to Gregory T. Montgomery, and a ten percent (10%) undivided interest to Michael B. Montgomery, their respective heirs, successors and assigns, the entire right title and both respective interests in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lakeland as of record in Book 2133, page 15, Register's Office for said County.

SAID Lot No. 22 is described as beginning at a point on the easterly margin of Emery Drive, at the common corner of Lots 22 and 23; thence with the line between said Lots, easterly 220.8 feet to a point; thence northerly 114 feet to the southerly margin of Lakeland Drive; thence with the margin of said Drive westerly 193 feet to the beginning of a curve; thence along said curve, southwesterly 39.3 feet to th easterly margin of Emery Drive; thence with the margin of the same, southerly 88.9 feet to the beginning.

BEING the same land conveyed to The Tommy G. Keen Revocable Living Trust and The Louise C. Keen Revocable Living Trust from Tommy G. Keen and wife, Louise C. Keen, by Quit Claim Deed of record as Instrument No. 20030114-0005483 in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 301 Emery Drive, Nashville, Tennessee 37214

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of March, 2010.

Joel C. Montgomery, Successor Trustee
The Tommy G. Keen Revocable Living Trust
The Louise C. Keen Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel C. Montgomery, Successor Trustee of The Tommy G. Keen Revocable Living Trust and The Louise C. Keen Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his representative capacity for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 17th day of March, 2010.

Notary Public

My Commission Expires: 9/8/2013

JOANNA WITTENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.