This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
Trans:T20100028619 DEEDQC
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FROM: **BIRDIE S. DICKSON, Executrix for the ESTATE OF ALVAH CLARK DICKSON, JR.**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **BIRDIE S. DICKSON, a widow**

ADDRESS NEW OWNER:
Birdie S. Dickson
2613 Bluefield Avenue
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
09601010800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Birdie S. Dickson, Executrix for the Estate of Alvah Clark Dickson, Jr. (DOD: 07/25/1990 -- see Davidson County Probate Court, Case No. 10P–574) have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a part of Lot No. 26 on the Map of Bluefields Subdivision, of record in Book 843, Page 16, Register's Office for said County, and being Tract "A" on an unrecorded map of a Re-subdivision of Lots 26 and 27 of said Bluefields Subdivision, as shown on a survey made by Z. J. Wilkinson, Surveyor, June 24, 1948, and described as follows: BEGINNING at a point in the southwesterly margin of Bluefields Avenue 110 feet Southeast of an iron pin at the common corner of Lot Nos. 25 and 26 of the Bluefields Subdivision; thence along Bluefields Avenue Southeasterly 125 feet to the common corner of Tracts "A" and "B" on the Re-subdivision, and being 40 feet Northwest of the common corner of Lot Nos. 26 and 27 of said Bluefields Subdivision; thence Southwesterly, with the line between Tracts "A" and "B", 302.8 feet to a point in the Northeasterly line of Lot No. 28 of the Bluefields Subdivision; thence along the line of Lot No. 28 Northwesterly 100 feet to a point which is 110 feet Southeast of an iron pipe located in the Southeasterly line of Lot No. 25; thence Easterly 295 feet to the point of beginning.

Being the same property conveyed to Alvah Clark Dickson, Jr. by Warranty Deed from Zelma E. Dickson, a widow, dated August 1, 1952, of record in DB 2103/103, Register's Office for Davidson County, Tennessee.

This is improved property located at and known as 2613 Bluefield Avenue, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **BIRDIE S. DICKSON, a widow,** her heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of April, 2010.

Birdie S. Dickson

BIRDIE S. DICKSON, Executrix
Estate of ALVAH CLARK DICKSON, JR.

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **BIRDIE S. DICKSON**, Executrix of the **ESTATE OF ALVAH CLARK DICKSON, JR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2010.

Linda Schreiner

NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/6/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 27th day of April, 2010.

Linda Schreiner

NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/6/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 5/6/2013

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY