THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20100043617 DEEDQC
Recvd: 07/16/10 09:14 2 pgs
Fees:12.00 Taxes:0.00

20100716-0055793

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is: - 0 -.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2010.

Notary Public
My Commission Expires: 11/7/12

FROM:
Richard B. Seiner, Jr.

TO:
Sheila C. Featherston

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Sheila C. Featherston	Fifth Third Mortgage Company	#11915006700 &
158 Tallwood Drive	5050 Kingsley Drive	#11915000702
Nashville, TN 37211	Cincinnati, OH 45263	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richard B. Seiner, Jr., Heir of the Estate of Richard B. Seiner hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Sheila C. Featherston, unmarried, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land described as follows, to wit:

Tract I

BEING Lot No. 10, on the Plan of Southlake, Section Three, of record in Plat Book 2331, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard B. Seiner et ux Kathleen S. Seiner by deed from Ed Hodge and John Creager of record in Book 5147, Page 684, and re-recorded in Book 5155, Page 955, Register's Office for said County, dated May 6, 1977. The said Richard B. Seiner and Kathleen S. Seiner divorced and property thereby vested in tenants in common. The said Richard B. Seiner died leaving as Sole Beneficiaries, Richard B. Seiner, Jr. and Angela Renee Lockhart.

Tract II

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Southlake, Section Three, of record in Plat Book 2331, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 109.9 feet on the northerly side of Southlake Drive and runs back 361.2 feet on the westerly line and 283.4 feet on the easterly line to a dead line in the rear on which it measures 170 feet.

INCLUDED, BUT EXCLUDED FROM THE ABOVE is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Annie Mae Puckett, of record in Book 3676, Page 447, said Register's Office, described as follows:

Beginning at a point in the southwest corner of Lot 3; thence northwesterly along the west line of Lot 3, 175 feet more or less, to a point where the new westerly right of way line of Southlake Drive crosses said westerly line; thence northerly along the new westerly right of way line of Southlake Drive 155 feet, more or less, to a point in the easterly line of Lot 3; said point being 40 feet, more or less, south of the northeast corner of said lot; thence southerly along said easterly line of Lot 3, 195 feet, more or less to a point in the new easterly right of way line of Southlake Drive; and being 48.4 feet, more or less north of the southeast corner of Lot 3; thence southerly along the new east right

of way line of Southlake Drive 90 feet, more or less, to a point in the west right of way line of the present Southlake Drive; thence southerly along the west right of way line of the present Southlake Drive 40 feet, more or less, to the point of beginning and containing 24,500 square feet, more or less.

Being the same property conveyed to Richard B. Seiner and wife, Kathleen S. Seiner by deed from David Ray Hays and D. F. Sullivan of record in Book 5737, Page 371, said Register's Office, dated April 24, 1981. The said Richard B. Seiner and Kathleen S. Seiner divorced and property thereby vested in tenants in common. The said Richard B. Seiner died leaving as Sole Beneficiaries, Richard B. Seiner, Jr. and Angela Renee Lockhart.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The street address of the Real Property is 158 Tallwood Drive - Nashville, TN 37211 and 0 Tallwood Drive - Nashville, TN 37211, ___ Unimproved/ X Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 25 day of June, 2010.

GRANTORS

Richard B. Seiner, Jr.

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard B. Seiner, Jr., Heir of the Estate of Richard B. Seiner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is an Heir of the Estate of Richard B. Seiner, and as such Heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 25 day of June, 2010.

My Commission Expires: _____

Deanna K. Conner
Notary Public

DEANNA K. CONNER
My Commission Expires
April 15, 2013