BILL GARRETT, Davidson County
Trans:T20100050916 DEEDQC
Recvd: 08/17/10 09:45 2 pgs
Fees:17.00 Taxes:0.00
20100817-0064834

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
Keith B. Chandler
2923 Windemere Circle
Nashville, TN 37214

Send Tax Bills To:
SAME

Map-Parcel:
Map 84-8; Parcel 43

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose making a re-conveyance to change the form of title, Keith B. Chandler, Grantor, does hereby quitclaim and convey their interest unto Russell J. McCann, Trustee, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Lincoya Hills, Section 7, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Keith B. Chandler and Harriett Chandler, husband and wife, by Warranty Deed, from Harriet Carter Hines and husband, Mark W. Hines, of record in Instrument No. 20070308-0028638, Register's Office for Davidson County, Tennessee. Harriett Chandler having since died on April 27, 2010.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 10th day of Aug, 2010.

Keith B. Chandler,
By: Joel R. Chandler, Attorney-in-Fact

and by: Harriett Keith Kay Gray,
Attorney-in-Fact

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Keith B. Chandler an 86% undivided interest, Harriett Keith Kay Gray a 7% undivided interest, and Joel Ring Chandler a 7% undivided interest, all holding as Joint Tenants with Rights of Survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 10th day of August, 2010.

Russell J. McCann, Trustee

Alabama
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Tuscaloosa

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joel R. Chandler** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Keith B. Chandler for the purposes therein contained, and who further proved to me that he/she is an **Attorney in Fact** for Keith B. Chandler and is authorized by Keith B. Chandler to execute this instrument on his/her behalf, per Durable Power of Attorney of record in Instrument No. 20071128-0138165.

Witness my hand, at office, this 2nd day of August, 2010.

My Commission Expires: 9-3-12

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Harriett Keith Kay Gray** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Keith B. Chandler for the purposes therein contained, and who further proved to me that he/she is also an **Attorney in Fact** for Keith B. Chandler and is authorized by Keith B. Chandler to execute this instrument on his/her behalf, per Durable Power of Attorney of record in Instrument No. 20071128-0138165.

Witness my hand, at office, this 10th day of August, 2010.

My Commission Expires: 1-19-12

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of August, 2010.

My Commission Expires: 9-23-13

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2010.

My Commission Expires: 9-23-13

Notary Public

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.