THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
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(615) 834-4300

BILL GARRETT, Davidson County
Trans:T20100077044 DEEDQC
Recvd: 12/07/10 10:59 3 pgs
Fees:17.00 Taxes:0.00
20101207-0097381

QUITCLIAM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Christopher Emory Creswell 625 Westboro Drive Nashville, TN 37209	Same	90-12 205

For and in consideration of $10.00, the receipt of which is hereby acknowledge, William E. Creswell, an unmarried man, by these presents do hereby quitclaim and convey unto my nephew Christopher,* his successors and assigns, all my right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

WJC

*Christopher Emory Creswell

Land in Davidson County, Tennessee, being Lot No. 5 Westboro, Section Three, as of record in Book 1424, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:
1. The Plan of record in Book 1424, Page 82, said Register's Office, shows a 50 foot minimum building setback line from Westboro Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.
2. The porch is violating the minimum building setback line.

Being the same property conveyed to Richard M. Creswell, a single person, by Special Warranty Deed from the Administration of Veterans Affairs, of record in Book 7197, Page 469, in the Register's Office for Davidson County, Tennessee.

Being the same property which William J. Creswell received as a bequest under the terms of the Last Will of Richard M. Creswell. Richard M. Creswell died on October 5, 2009. His will was admitted to probate on December 14, 2009, docket number 09P-1740, Probate Court Clerk's Office for Davidson County, Tennessee. Under the terms of Richard M. Creswell's will, all of Richard M. Creswell's property was bequeathed to William J. Creswell. A recorded copy of Richard M. Creswell's Last Will is attached hereto as Exhibit A.

This is improved property known as 625 Westboro Drive, Nashville, TN 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is great, for this transfer is -0-

Affiant

Sworn to and subscribed before me, a Notary Public, on this the 7th day of December, 2010

My Commission Expires:
11-5-14

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

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

Witness my hand this the 7th day of December, 2010.

William J. Creswell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of December, 2010.

My Commission Expires:
11-5-14

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Creswell File
Quitclaim Deed, Documents

Copy

EXHIBIT A

Last Will of Richard M. Creswell

This is my will, and I revoke all prior wills & give all my property to my brother, William J. Creswell

I appoint my brother, William J. Creswell, Executor of this will and waive all bonds. This will is written, dated, and signed by me in my own handwriting.

Date this Twenty sixth day of August, 1993

Richard M. Creswell

FILED
2009 DEC 14 PM 2:39
RICHARD R. BOOKER, CLERK