This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
David Kingsbury
306 Shepherd Hills Drive
Madison, Tennessee 37115

OWNER:
Same

BILL GARRETT, Davidson County
Trans:T20110014771 DEEDQC
Recvd: 03/11/11 13:44 2 pgs
Fees:12.00 Taxes:0.00
20110311-0019570

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 03407000700

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, Clara Kingsbury, hereby Quitclaim all my interest to David Kingsbury, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 87 on the unrecorded Plan of Shepherd Hills, Section II, described as follows:

Beginning at a point in the westerly margin of Shepherd Hills Drive at the corner of Lots Nos. 87 and 88; thence with the line between said lots, westerly 350 feet to a point; thence southerly 160.5 feet to a corner of Lot No. 86; thence with the line between Lots Nos. 86 and 87, easterly 350 feet to the westerly margin of Shepherd Hills Drive; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Carl H. Kingsbury and wife, Clara Kingsbury by deed of record in Book 4607, Page 37, Register's Office, Davidson County, Tennessee. The said Carl H. Kingsbury has since deceased.

This is improved property known as 306 Shepherd Hills Drive, Madison, Tennessee 37115.

This is the same description as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said David Kingsbury, his heirs and assigns, forever; and I, Clara Kingsbury covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9th day of March, 2011

Clara Kingsbury
Clara Kingsbury

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clara Kingsbury, 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 at White House, Tennessee, this the 9th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 9th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 5-8-12

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON