BILL GARRETT, Davidson County
Trans:T20110052403 DEEDQC
Recvd: 08/25/11 10:26 2 pgs
Fees:12.00 Taxes:0.00
20110825-0065745

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT2659-01

*Based on the information provided by the parties, no title search was requested or performed.*

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, FRANK Z. CRIPPS, widowed, convey and quitclaim unto EDWARD WAYNE CRIPPS and wife, BRENDA CRIPPS, their heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described partly by a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

BEGINNING on the southerly margin of Stratford Avenue at a point 600 feet west of the westerly margin of Hampton Avenue, said point also being 150 feet west of the northwest corner of the property conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County, thence southwardly and parallel with the westerly line of said Rutledge property 150 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 50 feet; thence northwardly 150 feet to the southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 50 feet to the beginning.

Being the same property conveyed to Frank Z. Cripps and wife, Hilda Cripps by deed from Sperry McKeel Wright, dated March 13, 1954 and of record in Book 2272, Page 217, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Frank Z. Cripps upon the death of his spouse, Hilda Cripps, by reason of their tenancy by the entirety.

**WITNESS MY HAND**, this 23rd day of August, 2011.

Frank Z. Cripps
FRANK Z. CRIPPS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), FRANK Z. CRIPPS, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 23RD day of August, 2011.

NOTARY PUBLIC

LAUREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2/25/2015

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Donald J Cripps SR
AFFIANT

Subscribed and sworn before me this 23rd day of August, 2011.

Karen S Rainey
NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2/25/2015

**********

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:

Parcel: 071 02 0 057.00

**EDWARD WAYNE & BRENDA CRIPPS**
1219 Avondale Circle
Nashville, TN 37207