BILL GARRETT, Davidson County
Trans: T20110059060 DEEDQC
Recvd: 09/22/11 15:01 3 pgs
Fees: 17.00 Taxes: 0.00
20110922-0073556

Recording requested by: _____

When recorded, mail to:
Name: Barbara Northington
Address: 1728 Dr D B Todd JR Blvd
City/State/Zip: Nashville TN 37218

Space above reserved for use by Recorder's Office

Document prepared by:
Name Robert Berry Flippin
Address 1728 DR D B Todd JR Blvd
City/State/Zip Nashville TN 37218

Property Tax Parcel/Account Number: 081110159000

Quitclaim Deed

This Quitclaim Deed is made on September 22, 2011, between Robert Berry Flippin, Grantor, of 1728 DR D B Todd JR Blvd, City of Nashville, State of TN, and Barbara F Northington, Melvin E Flippin, Ernest M Flippin, Grantee, of 1728 DR D B Todd JR Blvd, City of Nashville, State of TN. New owner & Tax Bill.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1728 DR D B Todd JR Blvd, City of Nashville, State of TN:

Lot 1 McGavock Re-Sub PT Lot 397 : see exhibit attachment A

Source of title 20060327-0034814

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 60.00
Barbara Nartker, Affiant
Subscribed and sworn before me this the
22 Day of Sept., 2011.
Debi Ancas, Deputy Register

Dated: September 22, 2011

Robert B. Flippin
Signature of Grantor

Robert Berry Flippin
Name of Grantor

Charles Northington
Signature of Witness #1

Charles Northington
Printed Name of Witness #1

Raymond Goodwin
Signature of Witness #2

Raymond Goodwin
Printed Name of Witness #2

State of Tennessee County of Davidson
On September 22, 2011, the Grantor, Robert B. Flippin,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Octavia L. Brooks
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: May 6, 2013

Seal

OCTAVIA L. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

A

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of McGavock Re-subdivision of Lot No. 397, as of record in Book 5190, page 669, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, said monument located at the southeast corner of the property conveyed to A.P. Johnson by deed of record in Book 2283, page 445 of the Register's Office for Davidson county; thence, with the easterly margin of 18th Avenue North, South 34 degrees 03' 37' East, 52.00 feet to an iron pin; thence, leaving the easterly margin of 18th Avenue North, North 40 degrees 00' East 147.17 feet to an iron pin in the westerly margin of 17th Avenue North, same being the northwest corner of the property conveyed to Spencer Northern and wife, Josephine Northern, by deed or record in book 2924, page 179 of the Register's Office for Davidson County; thence, with the westerly margin of 17th Avenue North, North 50 degrees 00' West, 50feet feet to an iron pin located at the northeast corner of the A. P. Johnson property; thence, with Johnson's easterly line, South 40 degrees 00' West 132.89 feet to the point of beginning, containing 7,000.57 square feet, according to a survey performed by William M Keel, Registered Land Surveyor, dated July 30, 1982.