BILL GARRETT, Davidson County
Trans:T20110069621 DEEDQC
Recvd: 11/04/11 11:00 2 pgs
Fees:12.00 Taxes:0.00
20111104-0086257

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
Melanie Jackson Pippin 130 Neese Drive Nashville, TN 37211	New Owner	MAP: 119-15 PARCEL: 147

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, Melanie Jackson Pippin, Executor for the Estate of Benjamin Dubar Jackson, deceased, recorded as 11P896 in the Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey unto Melanie Jackson Pippin, her successors and assigns, all of Grantors interest in the following described tract or parcel of land, to-wit:

LAND in Davidson County, State of Tennessee, being Lot No. 16, on the Plan of Neese Heights, of record in Plat Book 1424, Page 114, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 16 fronts 103.88 feet on the north side of Neese Dr., and runs back between parallel line 176.21 feet on the west line and 176.04 feet on the east line to dead line in the rear on which it measures 103.47 feet.

BEING the same property conveyed to Benjamin D. Jackson by deed from Charles T. Lecomte and wife, Jane W. Lacomte, by a deed, of record in Book 9799, page 666, said Register's Office; and being the same property conveyed to Benjamin D. Jackson by quitclaim deed from Alice Elverda Jackson, of record by Instrument No. 20010314-0024480, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THE said Benjamin D. Jackson and Benjamin Dubar Jackson, is one and the same person.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

THIS is improved real property known as: 130 Neese Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of November, 2011.

Melanie Jackson Pippin

Melanie Jackson Pippin, Administratrix

for the Estate of Benjamin D. Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, Melanie Jackson Pippin, with whom I am personaliy acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Davidson County, Tennessee on this 3rd day of November, 2011.

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer from Estate)

AFFIANT

SWORN TO and subscribed before me on
This the 3rd day of November, 2011.

Notary Public

ANTHONY BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires:
July 6, 2015