268

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
FS Real Estate Services, LLC P.O. Box 1048 Springfield, TN 37172	New Owner	Tract I Map 74-12-0 Parcel 172.00 Tract II Map 52-05-0 Parcel 143.00 Tract III Map 147-11-0 Parcel 37.00 Tract IV Map 155-00-0 Parcel 11.00

BILL GARRETT, Davidson County
Trans:T20120047019 DEEDQC
Recvd: 06/26/12 10:20 4 pgs
Fees:22.00 Taxes:0.00
20120626-0055879

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Franklin E. Davenport a/k/a Frank Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport (hereinafter referred to as the "Grantor") have bargained and sold, and by these presents do transfer and convey unto FS Real Estate Services, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee") Grantee's successors and assigns, certain tracts or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, approximately .01 acres described as O Bonnafair Drive. Tax Map 74-12-0, Parcel 172.00. No metes and bound or plat and lot description has been located.

Being the same property conveyed to Franklin E. Davenport by Final Decree Confirming Sale of the Chancery Court for Davidson County, Tennessee in Case 08-572-I of record in Instrument 20110330-0024420, Register's Office for

Davidson County, Tennessee.

This is improved real property commonly known as 0 Bonnafair Drive, Hermitage, Tennessee 37076

Tract II

Being Tract #30 of Madison Park, Block "K", of record in Book 974, Page 3, Register's Office for said county.

Said Tract #30 fronts 50 feet on the southside of Yale Avenue and extends back between parallel lines measuring 110 feet to a line in the rear measuring 50 feet thereon.

Being part of the same property conveyed to Frank E. Davenport by Bankruptcy Trustees Deed of record in Instrument 20021118-0142899, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 406 Yale Avenue, Madison, Tennessee 37115.

Tract III

Beginning at a point on the westerly margin of Taylor Road as widened at the Northeast corner of the Chester Maxwell property, thence corner of the Chester Maxwell property, thence No. 64 degrees 17' 38" West 160.78 feet to a point, thence North 9 degrees 45' 26" Northeast 69.89 feet, thence south 58 degrees 48' 28" East 168.95 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40' 39" West 52.39 feet to the point of beginning, said tract of land contains 0.22 acres more or less.

Being the same property conveyed to Franklin E. Davenport by Amended Final Decree Confirming Sale of the Chancery Court for Davidson County in Case 02-814-III which is of record in Instrument No. 20031204-0174519, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 0 Taylor Road, Nashville, Tennessee 37211.

Tract IV

Situated in the 9th Civil District of said Davidson County, and more particularly described as follows: Beginning at a pile of stone on north bank of Poplar Creek, about 1 pole from center of said creek, S.L. May's S.E. corner, also James L. Greer's Heirs S.W. corner, thence with Willie W. Smith's line, S. 19 degrees E. 31 poles to pile of stone in the south boundary line of a 16-2/3 acres tract sold by J. P. Stover and wife, Margaret C. Stover to Ed. L. Smith, on point of on north edge of a

mound caused by upturned tree with small hickory, sugar tree and poplar pointers her corner; thence with her line S 36 degrees E 30 poles to a stake on ridge in sunken place where a large hickory stood near Bettie Miller's barn in her line, formerly Walter Demoss line; thence with her line N 76 ½ degrees E 25 poles to a stone below a large beech her N.E. corner in N.E. corner in Ewings line formerly Charlton's line, thence with same North 5 ½ degrees E 50 poles to a pile of stone south of Old Road with Poplar and Sugar Tree pointers near Ash stump, said Greer Hrs. corner; thence with there line S. 79 1/2degrees W 56 poles to the beginning, and containing 15 and 3/8 fifteen and three eights acres, more or less, and being the same property conveyed to the said Nellie Combs by Deed recorded in Page 23, Book No. 910, Register's for Davidson County, Tennessee. The subject real property is included in the above description but the records of the tax assessor show it is compromised of .22 acres

Being the same property conveyed to Franklin E. Davenport by Final Decree of the Chancery Court for Davidson County, Tennessee in Case 09-487-II of record in Instrument No. 20110330-0024417, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 0 on Poplar Creek Road in Davidson County, Tennessee 37221.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 22nd day of June, 2012.
(
(
(
(My Commission Expires: _____
(

Franklin E. Davenport
Affiant

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Franklin E. Davenport is also known as Frank Davenport, F. E. Davenport and Frank E. Davenport and is one and the same person.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 22nd day of June, 2012.

Franklin E Davenport

FRANKLIN E. DAVENPORT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Franklin E. Davenport whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 22nd day of June, 2012.

Notary Public

My Commission Expires:

ROBERT JOHN POTESTIVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013