This Instrument Prepared By and Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120051987 DEEDQC
Recvd: 07/16/12 09:00 2 pgs
Fees:12.00 Taxes:0.00
20120716-0062027

QUITCLAIM DEED

NEW OWNER:
Steven W. Conner
107 Buffalo Street
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
44-11-36
44-11-38

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Steven W. Conner and wife, Marsha J. Conner, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Steven W. Conner and wife, Marsha J. Conner and Ryan M, Conner, unmarried, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Being Lot No. 134, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee, fronting 206 feet on Buffalo Street and containing 0.67 acres, more or less.

TRACT II: Being Lot No. 134-A, Section A-1, Village of Old Hickory, as shown on plat recorded April 22, 1949, in Book 1424, page 101, Register's Office for Davidson County, Tennessee, located at rear of end adjacent to Lot No. 134, Section A, Book 1424, page 101, and Lot No. 89, Section A, Book 1424, page 68, said Register's Office, containing 1.73 acres, more or less.

Being the same property conveyed to Steven W. Conner and wife, Marsha J. Conner, by Warranty Deed filed for record on 9/28/1992 at Book 8738, page 928, said Register's Office.

This is improved property located at 107 Buffalo Street, Old Hickory, TN 37138.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 22nd day of June, 2012.

STEVEN W. CONNER

Marsha J Conner

MARSHA J. CONNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Steven W. Conner and Marsha J. Conner, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

Sheila McCord
NOTARY

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

My Commission Expires: 3/28/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of June, 2012.

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

NOTARY PUBLIC

My Commission Expires: 3/28/15