BILL GARRETT, Davidson County
Trans:T20120052907 DEEDQC
Recvd: 07/18/12 13:32 2 pgs
Fees:12.00 Taxes:0.00
20120718-0063196

This Instrument Prepared By:

Charles J. Friddell, Attorney
4535 Harding Pike, Suite 208
Nashville, Tennessee 37205

Address of Owner:	**Send Tax Bills to:**	**Map/Parcel**	
Stephens Millwork & Lumber Co.	Stephens Millwork & Lumber Co.	MAP:	**071-14-0**
104 Sunset Drive	104 Sunset Drive	PARCELS:	**346.00, 347.00,**
Nashville, Tennessee 37207	Nashville, Tennessee 37207		**348.00**

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CHARLES J. FRIDDELL SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINAITON, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS FREDERICK STEPHENS**, does hereby transfer and convey, remise and release and forever quitclaim unto **STEPHENS MILLWORK & LUMBER CO.**, a Tennessee corporation, its successors and assigns, all his right, title and interest in and to three certain tracts or parcels of land lying in Davidson County, Tennessee and described as follows, to-wit:

DESCRIPTIONS

TRACT 1 – 21 Ligon Avenue (Parcel 071-14-0-348.00):
Being Lots No. 9 and 10 in A. Stalcup's Addition, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 9 and 10 front 80 feet on the southerly side of Ligon Avenue and run back between parallel lines 73 feet to a dead line.

TRACT 2 – 23 Ligon Avenue (Parcel 071-14-0-347.00):
Being Lot No. 8 in A. Stalcup's Addition as of record in Book 57, page 115, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 80 feet, more or less, to a dead line.

TRACT 3 – 25 Ligon Avenue (Parcel 071-14-0-346.00)
Being Lot No. 7 in A. Stalcup's Addition to East Nashville, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 40 feet on the South side of Ligon Avenue and runs back between parallel lines 83 ¼ feet to a dead line.

BEING the same property conveyed to Frederick R. Stephens and Thomas Frederick Stephens, tenants in common with right of survivorship, by Warranty Deed from Prentice R. Easterling, dated 10/23/06 and recorded 10/25/06 in Instrument No. 20061025-0132397, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT and the interest hereby released and conveyed are subject to all taxes, restrictions, easements, ordinances and encumbrances as may affect the premises.

WITNESS my hand this, the 30 day of May, 2012.

THOMAS FREDERICK STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **THOMAS FREDERICK STEPHENS**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged he is the within named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2012.

Notary Public

CHARLES JAMES FRIDDELL II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires:

11-22-2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $-0-

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2012.

Notary Public

CHARLES JAMES FRIDDELL II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires:

11-22-2012