This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
Trans:T20120070985 DEEDQC
Recvd: 09/20/12 13:45 3 pgs
Fees:17.00 Taxes:0.00
20120920-0085600

ADDRESS NEW OWNER:
BENJAMIN T. STOVER
2202 Burbank Avenue
Nashville, TN 37210

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL
11901021900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, Phyllis Stover Kelley, a single person, and Thomas Stover, a single person, do hereby quitclaim and convey all of our right, title and interest unto Benjamin L. Stover, a single person, his heirs and assigns, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 32 on the Map of First Mortgage and Bond Company's Subdivision, showing certain changes in Part of Block "B", Overhill City, of record in Book 843, Page 28, Register's Office for said County.

Said lot fronts 48 feet on the easterly side of Burbank Avenue and runs back between parallel lines, 138.7 feet to a dead line.

Being the same property conveyed to Roy T. Stover and wife Allene R. Stover, by Warranty Deed from A. T. Newman and wife, Iola S. Newman, dated April 22, 1950, of record in Book 1816, Page 569, Register's Office for Davidson

County, Tennessee. The said Roy T. Stover became deceased on August 7, 1987, and the said Allene R. Stover subsequently became deceased on February 7, 2007, she having left a Last Will and Testament dated August 5, 1986, wherein said real property was bequeathed in equal shares to her three children, Benjamin L. Stover, Phyllis Stover Kelley, and Thomas Stover, in the event her husband predeceased.

The above described property is conveyed subject to all applicable restrictions, rights-of-way, easements and setback lines as may affect the premises.

This is improved real property known as 2202 Burbank Avenue, Nashville, Davidson County, Tennessee, 37210.

IN WITNESS WHEREOF, I have hereunto set my hand this the 12th day of Sept., 2012.

Phyllis Stover Kelley
PHYLLIS STOVER KELLEY

Thomas Stover
THOMAS STOVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **PHYLLIS STOVER KELLEY and THOMAS STOVER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of Sept., 2012.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

Phyllis Stover Kelley
AFFIANT

Subscribed and sworn to before me this 12th day of Sept., 2012.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.