QUITCLAIM DEED

Prepared By: John G. Doak, Sr., Attorney, TBA No. 2343, 2525-A Lebanon Pike, Nashville, TN 37214-2414
From Unverified Information Furnished by Grantees and Grantors

Grantor :	Gwendolyn K. Butler
Grantee:	Kermit Maurice Jeffries
Address of Property:	624 N. 5th Street, Nashville TN 37207
Send Tax Bills To:	Kermit Maurice Jeffries
Address	1001 15th Ave South Nashville TN 37212

BILL GARRETT, Davidson County
Trans:T20120073674 DEEDQC
Recvd: 09/28/12 15:52 1 pgs
Fees:12.00 Taxes:0.00
20120928-0088809

Map 82-7 Parcel 439

STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is: $None Transfer to settle an estate)

JOHN G. DOAK NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Affiant, Kermit Maurice Jeffries

Sworn to and subscribed before me on 9/26/2012.

Notary Public

Commission Expires on: 11 / 07 /2012 .

For good, valuable, but non-monetary consideration, the receipt and sufficiency of which is hereby acknowledged (the transfer of real property to settle an estate) the Grantor herein, Gwendolyn K. Butler, hereby Quitclaims, Transfers, and Conveys, whatever right, title, and interest she has in and to the following described real property in Davidson County, Tennessee unto Grantee, **Kermit Maurice Jeffries**, his heirs, successors, and assigns:

Being Lot 35 on the Plan of Village Manor of record in Plat Book 3300, Page 55 Registers Office for Davidson County Tennessee to which plat reference is hereby made for a more particular description; and,

Being an interest in the same real property conveyed to Grantor's brother Calvin King, and Grantor's parents, Barbara J. King and David A. King by Warranty Deed from Richard A Grooms, dated 02/07/1986, of record in Book 6783, page 218, RODC (Register's Office for Davidson County Tennessee), and the said parents of Grantor having since died leaving Grantor and Grantor's brother, Calvin King as their heirs at law and the said Calvin King, has since died and Devised his interest in said real property to the same Grantee, to wit:, **Kermit Maurice Jeffries** by his Last Will and Testament which was Admitted to Probate in Common Form on 08/08/2012, Case No.12P-1162, Probate Division, Seventh Circuit Court, Davidson County, Tennessee, and a Certified Copy of said Will was Recorded as Document ID No. 20120829-0077840, RODC.

This is improved real property known as: 624 N 5th Street, Nashville, TN 37207

This conveyance is subject to Restrictive covenants of record in Bk 3368 pg 23 and in Bk 3375 pg 261 and in Bk 3405 pg 462 and to any and all restrictive covenants, subdivision restrictions, of record, to zoning ordinances, rules and regulations; and to all other matters of record and might be disclosed by physical inspection and survey of the premises.

IN WITNESS WHEREOF GRANTOR HEREBY SET SETS her hand on 9/5/2012.

x Gwendolyn W. Butler
Gwendolyn W. Butler

STATE OF GEORGIA

Before the undersigned, x Michael A. Fennessy a "Notary Public" in and for Georgia, personally appeared the within named, Gwendolyn W. Butler who, furnished proof of identity, swore to and subscribed this quitclaim deed in my presence, and acknowledged that she had executed said instrument for the purposes described therein, and as and for her free act and deed on: 9/5/2012.

Witness my hand and official seal or stamp in Georgia, on 9/5/2012.

NOTARY PUBLIC GEORGIA STATE AT LARGE

x
Notary Public

My Commission Expires on: 8/7/2015