BILL GARRETT, Davidson County
Trans:T20130010936 DEEDQC
Recvd: 02/08/13 10:33 2 pgs
Fees:13.00 Taxes:9.25

20130208-0013231

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, Lena H Warner and husband Winfred Warner, and Michael D Warner, single, party of the first part, for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, does hereby bargain, sell, remise, release, quit claim and convey unto, Nelson A Kempf ~~, unmarried~~, all of their interest in and to the following described real property situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being part of Lot No 73 ** on the Plan of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County and being more particularly described as follows:

BEGINNING in the dividing line between Lots Nos. 73 and 74 at a point 335 feet west of the westerly margin of Burrus Street, said point being the southwesterly corner of a tract conveyed to Jesse H. Read et ux, by deed from Jesse Read et al, of record in Book 5388, page 644, said Register's Office; thence westwardly 100 feet along said dividing line to a point, being the southeasterly corner of a tract conveyed to James H. Rimlinger et ux, by deed from Jesse Read et al, of record in Book 5388, page 642, said Register's Office; thence in a northerly direction approximately 201 feet to a point in the dividing line between Lots Nos. 74 and 75, said point being the southwesterly corner of a lot conveyed to Lonas C. Hines et ux, by deed from Charles Phillips and E. R. Phillips, of record in Book 2333, page 203 said Register's Office; thence eastwardly 100 feet along Hines southerly boundary to a point, being Hines southeasterly corner; thence in a southerly direction approximately 201 feet to the point of beginning.

**Erroneously referred to as Lot 74 in prior deed of record at Instrument No 20010622-0066229 and Book 5388, Page 640 and Book 5346, Page 804 in the Register's Office of Davidson County, TN.

BEING the same property conveyed to **Grantor** by Quit Claim Deed of record at Instrument No 20010622-0066229 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument this the 25th day of January, 2013.

Lena H. Warner
Lena H Warner

Winfred Warner

Michael D Warner by Lena H. Warner Attorney in Fact
Michael D Warner, by Lena H Warner, Attorney In Fat

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lena H Warner and Winfred Warner, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2013.

Jacqueline G Brown
Notary Public

My Commission Expires

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me personally appeared Lena H Warner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Michael D Warner and acknowledged that she executed the same as the free act and deed of the said Michael D Warner.

WITNESS my hand and official seal at office this 25th day of January, 2013.

Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

My Commission Expires: 1-6-15
Notary Public

I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $2500.00.

Affiant

Subscribed before me this 25th day of January, 2013.

Tammy Morris
Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: 4-23-14

TAX PARCEL NO(S).: **061 14 0 211.00**
PROPERTY ADDRESS: 0 Oak Street, Nashville, TN 37216
PROPERTY OWNER: Nelson A Kempf
OWNER'S ADDRESS: 804 Oak St
Nashville TN 37216
MAIL TAX BILLS TO: Owners at Owners' Address
This Instrument Prepared By & Return To: Fearnley, Martin, & McDonald, PLLC 25 Century Blvd, Ste 212
Nashville, TN 37214