BILL GARRETT, Davidson County
Trans:T20130021889 DEEDQC
Recvd: 03/18/13 12:29 3 pgs
Fees:17.00 Taxes:0.00
20130318-0026572

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Donald E. Burgner, Trustee
Donald E. Burgner Revocable
Living Trust Agreement
916 Cherry Plum Court
Nashville, TN 37215

Send Tax Bills To:
Same

Map and Parcel No.
Map 120 02
Parcel 080.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Donald E. Burgner**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Donald E. Burgner, Trustee, Donald E. Burgner Revocable Living Trust Agreement dated March 13, 2013** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Tract No. 1:

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 on the Resubdivision of Part of Stardust Acres as of record in Book 4350, Page 188, R.O.D.C., Tennessee and being part of Parcel 79 on Metro Tax Map 120-2 and being more particularly described as follows:

Being at a P.K. nail set on the westerly right-of-way of Briley Parkway, as widened and the southerly right-of-way of Vultee Boulevard, said P.K. nail being at the end of a short radius curve connecting said rights-of-way; thence,

1. With the westerly right-of-way line of Briley Parkway S3°17'00"W, 142.31 feet to a P.K. nail set at the beginning of a short radius curve; thence,
2. With said curve to the right (radius 20.00 feet) southwestwardly a distance of 10.44 feet to an iron pin set on the northerly right-of-way line of Alley No. 1819 and having a chord bearing and distance of S78°14'28"W, 10.325 feet; thence,
3. With the northerly right-of-way line of Alley No. 1819 N86°48'00"W, 112.57 feet to a P.K. nail set at the southwesterly corner of herein described tract; thence,
4. With a line severing Lot No. 2 and with the common line of herein described tract and tract owned by Houston T. Ezell, et ux. Mable W. Ezell N3°17'00"E, 150.00 feet to a P.K. nail set on the southerly right-of-way line of Vultee Boulevard; thence,

5. With the southerly right-of-way line of Vultee Boulevard S86°48'00"E, 107.50 feet a P.K. nail set at the beginning of a short radius curve; thence,
6. With said curve to the right (radius 25.00 feet) southeastwardly a distance of 16.12 feet to the POINT OF BEGINNING and having a chord bearing and distance of S68°19'25"E, 15.845 feet, TRACT NO. 1 contains 18,348 square feet or 0.421 acres.

Tract No. 2:

A tract of land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 19 on the plan of Stardust Acres as of record in Book 1424, Page 92, R.O.D.C., Tennessee and being Parcel 80 on Metro Tax Map 120-2 and being more particularly described as follows:

Beginning at a P.K. nail set on the northerly right-of-way line of Venus Drive at the common corner of Lots 19 and 20 of above-noted Stardust Acres; thence,

1. With the common line between Lots 19 and 20 N3°12'00"E, 170.00 feet to an iron pin set on the southerly right-of-way line of Alley No. 1819; thence,
2. With the southerly right-of-way line of Alley No. 1819 S86°48'00"E, 50.18 feet to a P.K. nail set at the beginning of a short radius curve; thence,
3. With said curve to the right (radius 20.00 feet) southeastwardly a distance of 10.50 feet to an iron pin set on the westerly right-of-way line, as widened, of Briley Parkway and having a chord bearing and distance of S71°45'30"E, 10.381 feet; said iron pin being S3° 17'00"W, 25.36 feet from the southeast corner of Tract No. 1 as measured along the westerly right-of-way line, as widened, of Briley Parkway; thence,
4. With the westerly right-of-way line, as widened, of Briley Parkway S3°17'00"w, 162.33 feet to an iron pin set at the beginning of a short radius curve; thence,
5. With said curve to the right (radius 25.00 feet) southwestwardly a distance of 16.05 feet to an iron pin set at the end of said curve and being on the northerly right-of-way line of Venus Drive and having a chord bearing and distance of S74°48'23" W, 15.777 feet; thence,
6. With the northerly right-of-way line of Venus Drive N86°48'00"W, 45.00 feet to the POINT OF BEGINNIG. TRACT NO. 2 contains 10,182 square feet or 0.234 acres.

Being the same property conveyed to **Donald E. (Burgner) and Rita G. Burgner,** by Special Warranty Deed from **EXXON Corporation, a corporation created and existing under and by virtue of the laws of the State of New Jersey, and duly authorized to transact business in the State of Tennessee**, dated July 22, 1996, of record in Book 10145, Page 753, Register's Office for Davidson County, Tennessee. **Rita G. Burgner** died on September 8, 2010, resulting in the property vesting in **Donald E. Burgner** as the surviving tenant by the entirety.

This is improved property known as **1330 Venus Boulevard, Nashville, TN 37217**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 13th day of March, 2013.

Donald E. Burgner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Donald E. Burgner**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2013.

Notary Public

My Commission Expires:
Sep. 8. 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 13th day of March, 2013

Notary Public

My Commission Expires:
Sep. 8. 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013