This document prepared by:

Davidson County DEEDQC
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Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO AND NO TITLE EXAMINATION OR SEARCH WAS PERFORMED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP & PARCEL NO:**
DAVID STEPHENS **1118 CUMBERLAND HEIGHTS RD.** **CLARKSVILLE, TN 37040**	**SAME**	**MAP *____, PARCEL *_____** ***04209006900**

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we Donna I. Driggs, Ronald G. Stephens, James D. Stephens, Sr., and Margie L. Bland, being all of the heirs-at-law of Zelma Irene Stephens, deceased, by these presents do hereby quitclaim and convey unto David Stephens, all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Kemper Heights, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 75 feet on the southerly side of Westchester Drive, and extends back between lines, 206 feet on the easterly side and 195.6 feet on the westerly side, to a dead line in the rear on which it measures 76.7 feet.

Being the same property conveyed to Donald L. Stephens and wife, Zelma Irene Stephens, by Deed from R.R. Mincy and wife, Mariam Mincy, of record in Book 2491, page 189, Register's Office for Davidson County, Tennessee, the said Donald L. Stephens having since died on April 29, 1996, the property vested by operation of law in his surviving spouse, Zelma Irene Stephens. Zelma Irene Stephens died on June 15, 1999, unmarried and intestate, and her only heirs at law were Donna I. Driggs, Ronald G. Stephens, James D. Stephens, Sr. and Margie L. Bland and David Stephens. Donna I. Driggs, Ronald G. Stephens, James D. Stephens, Sr., and Margie L. Bland are conveying all of their right, title and interest in and to the herein property unto David Stephens.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands and seals on this the 30 day of March, 2010.

Donna I Driggs
DONNA I. DRIGGS

State of OREGON)
County of Hood River)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DONNA I. DRIGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of march, 2010.

Notary Public

My commission expires: April 15, 2013

OFFICIAL SEAL
MARIA E OCHOA
NOTARY PUBLIC-OREGON
COMMISSION NO. 438422
MY COMMISSION EXPIRES APRIL 15, 2013

See Back

Ronald G. Stephens
RONALD G. STEPHENS

State of TENNESSEE)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RONALD G. STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2010.

Mary Birthright
Notary Public

My commission expires: 11/7/11

James D. Stephens
JAMES D. STEPHENS, SR.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

State of TENNESSEE)

County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES D. STEPHENS, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2010.

Mary Birthright
Notary Public

My commission expires: 11/7/11

Margie L Bland
MARGIE L. BLAND

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 7, 2011

State of TENNESSEE)

County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARGIE L. BLAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2010.

Denise C. Allis
Notary Public

My commission expires: 5/8/12

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

State of Tennesse County of Rutherford
The Actual consideration or value, whichever is greater, for the herein
Transfer is $0

Affiant

Sworn to and subscribed before me this the 8th day of April, 2013

Notary

My Commission expires 5/2

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY