QUITCLAIM DEED

BOX #14A

G=13018-2

BOOK 11646 PAGE 670

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ N-O-N-E

Peggy A. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY WAYNE GARRETT, II	"NEW OWNER"	MAP 053-16-0
(NAME)	(NAME)	
121 Rifle Range Road		PARCEL 209.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		FB #LW-10264
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PEGGY A. MARTIN AND HUSBAND, JAMES LARRY MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO TERRY WAYNE GARRETT, II, [redacted]MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS,* A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lakewood Trails Estates, as of record in Book 8250, Page 535, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Terry Wayne Garrett, II, and wife, Shannon D. Garrett, by Deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 10143, Page 746, Register's Office for Davidson County, Tennessee (said Deed being in error, the parties were unmarried, have never been married nor related). The said Terry Wayne Garrett, II, unmarried, having since conveyed his one-half (1/2) interest to John T. Cook, Trustee, who then conveyed to Terry Wayne Garrett, II, and Peggy A. Martin, as joint tenants with right of survivorship, by Quitclaim Deed of record in Book 10322, Page 366, said Register's Office (each having an one-quarter (1/4) interest). And the said Terry Wayne Garrett, II, unmarried, and Shannon D. Garrett, unmarried, having further conveyed their interest (his one-quarter (1/4) and her one-half (1/2) interest) to John T. Cook, Trustee, who then conveyed to Terry Wayne Garrett, II (now having a three-quarter (3/4) interest).

JAMES Larry Martin, spouse of the above named Peggy A. Martin, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

*

as to all of the Grantor's undivided one-quarter (1/4) interest in and to

unimproved ( )
This is improved (X) property, known as 121 Rifle Range Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand s this 27th day of August 19 99

Peggy A. Martin
PEGGY A. MARTIN

James Larry Martin
JAMES LARRY MARTIN

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
99 AUG 30 10:00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY A. MARTIN AND HUSBAND, JAMES LARRY MARTIN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of August 19 99.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

99 SEP -2 AM 10:30

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

06315599