QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0- (exempt)

James B Cloyd
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 20th day of DECEMBER, 2000.

NOTARY PUBLIC
My Commission Expires: 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 01/02/01 10:00 2pgs
Fees:10.00 Taxes:0.00

20010102-0000212

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file# 99030041

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
James Barry Cloyd, 4262 Andrew Jackson Hermitage, TN. 37076	New Owner	Part of - 75 / 44.00

PURSUANT TO the terms of a certain ***Marital Separation and Property Settlement Agreement*** *between James Barry Cloyd and Dorothy Ellis Cloyd, and other good and valuable consideration, the receipt of which is hereby acknowledged,*

I, **DOROTHY E. CLOYD**, a/k/a **DOROTHY ANN CLOYD,** feme-sole, the GRANTOR herein, by these presents does transfer, QuitClaim and convey unto:

JAMES BARRY CLOYD, the GRANTEE herein, his heirs and assigns all my right title and interest, with the intent to disclaim, relinquish and dissolve all right title and interest, marital or otherwise, in a certain tract or parcel of land including all structures, located in Davidson County, State of Tennessee, described as follows:

A Tract of land being the Northeasterly corner of the James L. Cloyd and wife, Dorothy Ann Cloyd Property situated in the 12th Councilman district of Davidson County, Tennessee of record in Deed Book 8607, page 705 and described according to an un-recorded survey by John D. McCormick-RLS #674 dated September 18, 2000 as follows:

BEGINNING at an iron rod in a chain link fence line on the Northerly line of the said Cloyd Property. Said point being 454.90 feet in a N 64 deg. 06' 32" W direction from the Northeast corner of the said Cloyd Property in Deed Book 8607, page 705, said Register's Office; thence S 20 deg. 30' 00" W a distance of 489.66 feet to an iron rod; thence N 84 deg. 28' 35" W a distance of 83.50 feet to an iron rod; thence S 20 deg. 04' 52" W a distance of 54.15 feet to an iron rod, being in line with a fence line in a tree row; thence along said fence line and tree row N 63 deg. 50' 39" W a distance of 364.51 feet to an iron rod in the western boundary of the said Cloyd Property and in the easterly boundary of Hermitage Estates-Section 3; thence N 27 deg. 52' 16" a distance of 100.09 feet to a concrete monument at the end of Gullett Drive; thence N 27 deg. 49' 38" to a distance of 468.94 feet to an iron rod, said point being the northwesterly corner of the said Cloyd Property; thence S 64 deg. 06' 32" E a distance of 372.00 feet to the point of beginning and containing 5.216 acres more or less.

Being part of the same property conveyed to James B. Cloyd and wife, Rachel H. Cloyd by deed from Clarence Ollie Brown and wife, Gladys Brown dated Oct. 12, 1960, of record in Book 3157, page 157, Register's Office for Davidson County, Tennessee. Subsequently, James B. Cloyd and Rachel H. Cloyd having divorced in the Second Circuit Court for Davidson County, Docket #94395, a copy of which is of record in Book 5514, page 682 said Register's Office. James B. Cloyd having created a tenancy by the entirety between James B. Cloyd and wife, Dorothy Ann Cloyd by instrument dated April 21, 1992 and of record in Book 8607, page 705 Register's Office for Davidson County, Tennessee. The said Rachel H. Cloyd having conveyed her interest to James B. Cloyd and wife Dorothy E. Cloyd by instrument dated November 1st 1999 and recorded in Book 11746, page 82 said Register's Office. The said Dorothy Ann Cloyd, Dorothy Ellis Cloyd and Dorothy E. Cloyd being one and the same person.

THERE IS CONVEYED with this property any and all rights retained in a certain Ingress-Egress and Utility **Easement** along the northerly boundary of the said Cloyd Property of record in Deed Book 8607, page 705 from Andrew Jackson Parkway to the above described tract and described as follows:

Beginning at an iron rod in the westerly margin of Andrew Jackson Parkway, said point being the northeast corner of the Cloyd Property of record in Deed Book 8607, page 705; thence along the westerly margin of Andrew Jackson Parkway S 15 deg. 42' 07" W a distance of 50.80 feet; thence leaving Andrew Jackson Parkway N 64 deg. 06' 32" W a distance of 459.17 feet to a point in the above described property; thence N 20 deg. 30' 00" E a distance of 50.22 feet to an iron rod in a chain link fence line; thence along the chain link fence line S 64 deg. 06' 32" E a distance of 454.90 feet to the point of beginning and containing 22,851 square feet more or less.

This Easement appurtenant is retained and shall remain in effect as long as the dominant tenement, the 5.216 acre parcel, shall continue to be used as a single family residence. When this 5.216 acre parcel shall cease to be so used this easement shall expire completely.

This conveyance being executed to convey any and all right or interest, present or future, marital or otherwise *in the above described property. I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land, and have a good right to convey it. The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property:*

This is property is improved with a multi purpose barn type building having water, sewer and electric services and is currently known as: 4262 Andrew Jackson Pky, Hermitage, TN. 37076 .

Witness my hand this 28th day of DECEMBER, 2000.

Dorothy E. Cloyd
Dorothy E. Cloyd a/k/a Dorothy Ann Cloyd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dorothy Ann Ellis Cloyd the bargainer, 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.

Subscribed and sworn to at Hermitage, Tennessee this 28th day of DECEMBER, 2000.

NOTARY PUBLIC

My Commission Expires: 3-27-04

NOTARY PUBLIC DAVIDSON COUNTY, TN LEROY JOHNSTON ELLIS IV AT LARGE

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QUITCLAIM DEED

From: Dorothy Ann Ellis Cloyd

To: James Barry Cloyd

Property:
4262 Andrew Jackson Pky.
Hermitage, TN. 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
(615) 256-5003