QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Derrick	Wells Fargo Home Mortgage	77-00-76
(NAME)	(NAME)	
1023 Garland Hollow Road	11301 Carmel Commons Blvd. Ste. 309	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Charlotte, NC 28226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20040326

For and 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, **I, Edward V. Derrick**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Edward Derrick and wife, Brigida Derrick**, hereinafter called the GRANTEES, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Davidson County DEEDQC
Recvd: 04/05/04 12:39 2pgs
Fees:12.00 Taxes:0.00
20040405-0038119

See Exhibit A Attached

unimproved ☐

This is improved ☒ property, known as 1023 Garland Hollow Road, Pegram, TN 37143

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 29th day of March, 2004.

Edward V. Derrick

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

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

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2004.

Commission expires: 2-23-08

Notary Public

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

File No.: 20040054

EXHIBIT A

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 13 of the John T. Hailey, Jr., and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor. License No. 77, dated April 26, 1996, as follows:

BEGINNING at a metal pin on the North side of a proposed 50.00 foot wide right-of-way off Garland Hollow Road and being the Southwest corner of the herein described tract, and said pin being 1006.45 feet from a point in the center of Garland Hollow Road, this point being 261.62 feet from the Northwest corner of the Charles McCoy property; thence, with the TRUE POINT OF BEGINNING, North 14 degrees 55 minutes 40 seconds East 1140.16 feet to a metal pin at a 10 inch maple, the Northeast corner of the herein described tract; thence, North 78 degrees 13 minutes 21 seconds East 99.71 feet to a 6 inch maple in fence; thence, North 77 degrees 17 minutes 53 seconds East 13.34 feet to a metal fence post; thence, North 73 degrees 11 minutes 29 seconds East 129.29 feet to a metal pin at a 10 inch maple; thence, North 88 degrees 58 minutes 26 seconds East 129.38 feet to a 16 inch oak in fence; thence, North 80 degrees 25 minutes 12 seconds East 18.32 feet to a stump in old wire, the Northeast corner of the herein described tract; thence, South 14 degrees 51 minutes 01 seconds West 1039.61 feet to a metal pin on the North side of a proposed 50.00 foot wide right-of-way, the Southeast corner of the herein described tract; thence, South 68 degrees 17 minutes 40 seconds West 440.29 feet to the point of BEGINNING.

Commonly known as: 1023 Garland Hollow Road, Pegram, TN 37143

Being the same property conveyed to Edward V. Derrick, unmarried, by deed from John T. Hailey, Jr. and wife, Anne S. Hailey, dated May 28, 1997 and filed of record in Book 10471, page 479, Register's office for Davidson County, Tennessee.