Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20050310-0026823

Prepared by:
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QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Jerry Anne Filson 302 Shevel Drive Goodlettsville, TN 37072	Same	Map 25-8 Parcel 32 Map 25-11 Parcel 6

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Ronnie L. Filson, by these presents does hereby quitclaim and convey unto Jerry Anne Filson, her successors and assigns, all his right, title and interest in and to the tract of land described as follows:

Tract No. 1: A tract of land in the 10th Civil District of Goodlettsville, Tennessee, and being Parcel "A" shows reserved and not an individual building site on a Plat of record in Book 2900, page 125, Register's Office for Davidson County, Tennessee, of Ranchwood Estates, Section I and the adjoining tract in a southerly position on said Parcel "A" and also shown as a reserve and not an individual site on said plat, and also the tract of land to the west of said which is parcel "F". Said three tracts are described as follows: BEGINNING at a point on the westerly side of Shevel Drive at a corner to Lot No. 39; thence following said Shevel Drive in a southeasterly direction 199.02 feet to a concrete marker; thence around a curve on Dora Drive a distance of 36.63 feet to a concrete monument; thence following the margin of Dora Drive, both according to said plat and according to a survey made by William Collier Parrish Associates, Civil Engineers on August _____, 1963, a distance of 188.67 feet to a concrete monument and thence continuing on with projected margin of Dora Drive 187-1/2 feet more or less to a point; thence North 42 deg. 45' West, 230 feet to a point; thence North 49 deg. 33' east 175 feet more or less, to the corner of parcel "A" according to said Plat; thence North 46 deg. 19' West, 30.18 feet to a point; thence South 49 deg. 33' west 8.98 feet to a point; thence North 40 deg. 27' west 30

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feet to a concrete monument and a corner of Lot No. 39: thence with the line between Parcel "A" and Lot No. 39, 198.25 feet to the point of beginning.

Tract No. 2: A tract of land in the 10th Civil District being a tract of land fronted on the northerly area by Ranchwood Estates, Section III, and on the easterly side by Ranchwood Estates Section I, and more particularly described according to a survey by William Collier Parrish Associates, Civil Engineers, on August _____, 1963, as follows: BEGINNING at a point, the same being the southeast corner of Lot No. 42 of Ranchwood Estates Section III as of record in Book 3300, page 59, Register's Office for Davidson County, Tennessee, thence with the back line of Lots 40 and 39 of Ranchwood Estates Section I, south 40 deg. 27' east 371.20 feet to the Corner of Parcel "A"; thence south 40 deg. 27' east 30 feet to a point; thence north 49 deg. 33' east 9.98 feet to a point; thence south 46 deg. 19' east 30.18 feet to a point; thence south 49 deg. 33' west 175 feet more or less to a point; thence south 42 deg. 45' east 230 feet to the margin of Dora Drive; thence south 47 deg. 15' west 282.49 feet to a point; thence with a curve with a radius of 875 feet 277.51 feet to a point; thence leaving said Dora Drive, north 60 deg. 55' west, 315 feet to a point; thence south 29 deg. 15' west 602 feet to a point; thence north 86 deg. 56' west 85 feet to a point; thence north 52 deg. 40' west 524.74 feet to a point; thence north 70 deg. 51' west 107.66 feet to a point, North 85 deg. 49' west 216.8 feet to a point and the corner of Lot No. 67, Ranchwood Estates, Section III; thence with a line between this tract and the southerly margin of Lots in Ranchwood Estates Section III, as follows: north 46 deg. 11' east 532.18 feet to a point, north 10 deg. 21' east 156.25 feet to a point, south 64 deg. 31' east 240.20 feet to a point, south 55 deg. 51' east 225.49 feet to a point; north 87 deg. 2' east 219.73 feet to a point, north 46 deg. 18' east 246.15 feet to a point, north 3 deg. 53' west, 408.93 feet to a point, north 63 deg. 35' 299.69 feet to the point of beginning and containing 21 acres, more or less.

Being the same property conveyed to Ronnie L. Filson and Jerry Anne Filson as tenants by the entirety by deed filed of record on July 31, 2003 as Document No. 20030731-0108901, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Shevel Drive, Goodlettsville, Tennessee 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

This conveyance is for the purpose of converting the ownership of Ronnie L. Filson and Jerry Anne Filson from tenants-by-the-entirety to Jerry Anne Filson as a tenant-in-common and for no other purpose. The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

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

Witness our and this 7th day of March, 2005.

RONNIE L. FILSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Amber Young, a Notary Public in and for said County and State, Ronnie L. Filson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2005.

Notary Public

AMBER YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-26-08

My Commission Expires Jan. 26, 2008

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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 7th day of March, 2005.

Notary Public

My commission expires: 1-26-08

AMBER YOUNG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires Jan. 26, 2008

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