Davidson County DEEDQC
Recvd: 03/24/05 15:44 3 pgs
Fees:17.00 Taxes:0.00
20050324-0032268

3WB
5:K

QUITCLAIM DEED

FROM: SARAH LYNN McGEE

TO: TIMOTHY DALE McGEE

This instrument was prepared by:
James G. Martin, III
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
5895 Cane Ridge Road Antioch, Tennessee 37013	(SAME)	Part of 182-26

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Sarah Lynne McGee v. Timothy Dale McGee, Civil Action No. 04D-166, Circuit Court for Davidson County, Tennessee, at Nashville, and that there was no other consideration given for the transfer.

Sarah McGee
Affiant

Sworn to and subscribed before me, this the 21st day of February, 2005.

Valarie A. Nolen
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-08

My Commission Expires JAN. 26, 2008

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled Sarah Lynne McGee v. Timothy Dale McGee, Civil Action No. 04D-166, Circuit Court for Davidson County, Tennessee, at Nashville. Accordingly, Sarah Lynn McGee does hereby quitclaim to said Timothy Dale McGee, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT #2

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Sara Ledbetter property as record in Deed Book 2963, Page 189, of the R.O.D.C., Tennessee, described as Tract #2 on a survey of Dale and Associates, dated February 27, 1990, Job Number 90-016 and known as the Boundary Survey of Sarah L. Lynch property.

Beginning at a point in the westerly margin of Cane Ridge Road, said point being 309.00 feet north of the northeast corner of the John R. Cravens Property as recorded in Deed Book 5209, Page 855, of the R.O.D.C., Tennessee,

Thence, S 87 04' 36" W, a distance of 794.29 feet to a point;

Thence, N 06 37' 33" E, a distance of 248.00 feet to a point, thence, N 82 deg. 40 minutes 33 seconds E, a distance of 797.46 feet to a point in the western margin of Cane Ridge Road;

Thence, with the western margin of Cane Ridge Road, around a curve to the right said curve having a central angle of 09 27' 27", a radius of 895.00 feet, a length of 114.72 feet, and a tangent of 57.49 feet to a point;

Thence, S 06 38' 44", a distance of 194.28 feet to the point of beginning and containing 5.016 acres of land more or less.

Being the same property conveyed to Timothy D. McGee and wife, Sarah McGee, by deed from Jean Turner Alexander, and husband, W.C. Alexander, of record in Book 8634, page 148 , Register's Office of Davidson County, Tennessee.

Witness my hand this 21st day of February, 2005.

Sarah Lynne McGee

SARAH LYNNE McGEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Valarie Anne Nolen, a Notary Public of said County and State, SARAH LYNN McGEE, 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 and official seal at Nashville, Tennessee, this 21st day of February, 2005.

Valarie A. Nolen

Notary Public

VALARIE A. NOLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

My Commission Expires: 1-26-08