NEW OWNER :
Wanda Williams Kelley
1804 Brookvalley Place
Mt. Juliet, Tennessee 37122

SEND TAX BILLS TO:
Wanda Williams Kelley
1804 Brookvalley Place
Mt. Juliet, Tennessee 37122

Map ___ Group ___ Parcel ___
051.08-0 145.00

Space for Recorder's Stamp

Davidson County DEEDQC
Recvd: 07/07/05 14:43 3 pgs
Fees:17.00 Taxes:0.00
20050707-0078573

THIS INSTRUMENT PREPARED BY:
Angel P. Kane, Attorney At Law
133 S. College Street
Lebanon TN 37087

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL P. KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION. SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten ($10.00) Dollars** cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ADMINISTRATRIX OF THE ESTATE OF RONNIE STEVEN KELLEY, WANDA WILLIAMS KELLEY,** ("Grantor") has this day conveyed and quitclaimed unto **WANDA WILLIAMS KELLEY**, individually ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 11th Civil District of Davidson County, Tennessee bound and described as follows, to-wit:

Land described according to Survey by Phillip E. Holmes, Jr., R. L. S. No. 1728, dated May 4, 2000, as follows:

Tract No. 1 (Parcel 145):

Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue;

1. **Thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin;**
2. **Thence South 63 deg. 04 min. 00 sec. East 130.91 feet to an iron pin;**
3. **Thence South 23 deg. 23 min. 11 sec. West 82.59 feet to an iron pin;**
4. **Thence North 79 deg. 53 min. 49 sec. West 229.08 feet to a P.K. Nail in the easterly margin of Gallatin Pike;**
5. **Thence with the easterly margin of Gallatin Pike with a curve to the right having a central angle of 00 deg. 19 min. 51 sec. And a radius of 17,138.00 feet, an arc length of 98.96 feet to a P.K. nail;**
6. **Thence North 67 deg. 34 min. 35 sec. West 5.00 feet to a P.K. nail;**
7. **Thence with a curve to the right having a central angle of 00 deg. 08. min. 21 sec., a radius of 17,143.00 feet and an arc length of 41.64 feet to the point of beginning, containing 25,841.10 square feet, or 0.59 acres.**

Tract No. 2 (Parcel 146):

Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue; thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin; thence South 63 deg. 04 min. 00 sec. East 41.28 feet to the point of beginning of Parcel 146;

1. **Thence North 23 deg. 27 min. 51 sec. East 187.20 feet to a P.K. nail;**
2. **Thence South 87 deg. 56 min. 42 sec. East 21.41 feet to a P.K. nail;**
3. **Thence South 23 deg. 39 min. 09 sec. West, 150.00 feet to a P.K. nail;**
4. **Thence South 87 deg. 45 min. 01 sec. East 75.00 feet to an iron pin;**
5. **Thence South 23 deg. 23 min. 11 sec. West 77.58 feet to an iron pin;**
6. **Thence North 63 deg. 04 min. 00 sec. West 89.63 feet to the point of beginning, containing 8,092.24 square feet, or 0.19 acres.**

Easement:

TOGETHER WITH all right, title and interest in that certain easement granted United Cities Service Company by the Metropolitan Government of Nashville and Davidson County, recorded in Book 5620, page 337, Register's Office for Davidson County, Tennessee, granting an ingress-egress easement over the following described tract of land:

Beginning at an iron pin marking the northwesterly corner of Nashville Electric Service property as recorded in Deed Book 2044, page 77, Register's Office for Davidson County, Tennessee, said iron pin also lies on the southerly right-of-way of Due West Avenue and is located approximately 170 feet from the easterly right-of-way of Gallatin Road; thence from beginning point along the southerly right-of-way of Due West Avenue, South 87 deg. 30 min. East 18.59 feet to a point; thence leaving said right-of-way, South 2 deg. 30 min. West 10.00 feet to a point; thence South 48 deg. 51 min. West 49.05 feet to a point on the westerly line of said Nashville Electric Service property; thence along said line, North 23 deg. 35 min. East 47.00 feet to the point of beginning, said tract contains 0.013 acres, more or less.

Being the same property conveyed to Kimbro Equities I, a Tennessee general partnership, by Deed from Kimbro Oil Company of record in Book 8228, page 360, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Ronnie Kelley by Deed dated _____, from _____ filed for record in Instrument No. _____, Register's Office for Davidson County, Tennessee. 20000515 . 0048881

~~TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her and assigns, in fee simple, forever.~~

THIS CONVEYANCE is made subject to all visible easements, right-of-ways and matters shown on the Plan of record, and any and all restrictions, existing roadways, easements and rights-of-way of record.

THIS INSTRUMENT and the interest hereby released and quitclaimed are subject to such limitations, restrictions, encumbrances and liens as may affect the premises.

WITNESS OUR SIGNATURE hereto this 7th day of July 2005.

Wanda Williams Kelley, Administratrix
WANDA WILLIAMS KELLEY, Administratrix
for the Estate of Ronnie Steven Kelley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Wanda Williams Kelley, Administratrix of the Estate of Ronnie Steven Kelley, 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.

WITNESS my hand and official seal at office this July 7th, 2005.

Jennifer B Ham
NOTARY PUBLIC

JENNIFER B. HAM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires: 3-22-08

* *

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Wanda Williams Kelley
AFFIANT

Sworn to and subscribed to before me this 7th day of July 2005.

Jennifer B Ham
NOTARY PUBLIC

JENNIFER B. HAM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My commission expires: 3-22-08