Davidson County DEEDQC
Recvd: 07/22/05 13:07 6 pgs
Fees:27.00 Taxes:0.00
20050722-0085600

This Instrument Prepared By:
Marshall & Associates, PLLC
Fred T. Bell
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

FROM: Daniel Mark Bracy and Sharen Kay Bracy

TO: Daniel Mark Bracy and wife, Sharen Kay Bracy

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. & Mrs. Mark Bracy 7197 Harper Road Nashville, TN 37080	Mr. & Mrs. Mark Bracy 7197 Harper Road Nashville, TN 37080	Map 14 Parcel 007.01

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Sharen Kay Bracy, Affiant

Subscribed and sworn to under oath before me this 22nd day of July, 2005.

Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, Daniel Mark Bracy and wife, Sharen Kay Bracy, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Daniel Mark Bracy Grantor, does hereby quitclaim, transfer and convey to Daniel Mark Bracy and wife, Sharen Kay Bracy, all interest, right and ownership he may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**. Sharen Kay Bracy joins in the execution of this deed as a Grantor for the purposes of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN WITNESS WHEREOF, the undersigned have executed this Quitclaim Deed on this 22nd day of July, 2005.

Daniel Mark Bracy

Sharen Kay Bracy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Mark Bracy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be Daniel Mark Bracy, and whom upon further oath acknowledged that he, executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and seal this the 22nd day of July, 2005.

Michelle A. Mills
Notary Public

My Commission Expires: 7-19-08

MICHELLE A. MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

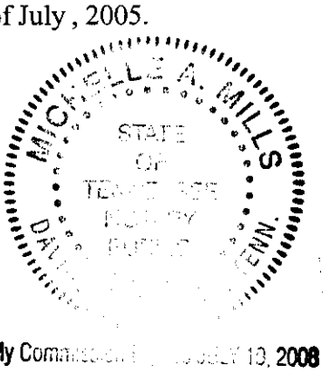
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sharen Kay Bracy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be Sharen Kay Bracy, and whom upon further oath acknowledged that she, executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and seal this the 22nd day of July , 2005.

Michelle A. Mills

Notary Public

My Commission Expires: 7-19-08



My Commission Expires JULY 19, 2008

EXHIBIT A

BEING a tract of land situated in the First Councilmanic District of Nashville, Davidson County, Tennessee and being noted as Parcel 7 as shown on Tax Map 14, the owner of record being Daniel Mark Bracy as of record in Book 4983, Page 234, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin new, the said pin being located in the west right of way line of Harper Road, the said pin being the northeast corner of the Kenneth Bogle property as of record in Instrument No. 200002220016901, R.O.D.C., TN. and being the southeast corner of the property described herein;

Thence, leaving the right of way of Harper Road and the said Bogle property, North 88 Degrees 00 Minutes 00 Seconds West, 1209.74 feet to an iron pin old, the said pin being a corner common with the Mark Atkins property as of record in Book 9264, Page 286, R.O.D.C., TN. and being the Southeast corner of the James Atkins property as of record in Book 9264, Page 286, R.O.D.C., TN.;

Thence, with the James Atkins property, North 01 Degrees 25 Minutes 47 Seconds East, 238.29 feet to an iron pin new;

Thence, with a severance line, South 88 Degrees 02 Minutes 41 Seconds East, 1209.66 feet to an iron pin new located in the West right of way line of Harper Road;

Thence, with said right of way line, South 01 Degrees 24 Minutes 47 Seconds West, 239.23 feet to the point of beginning.

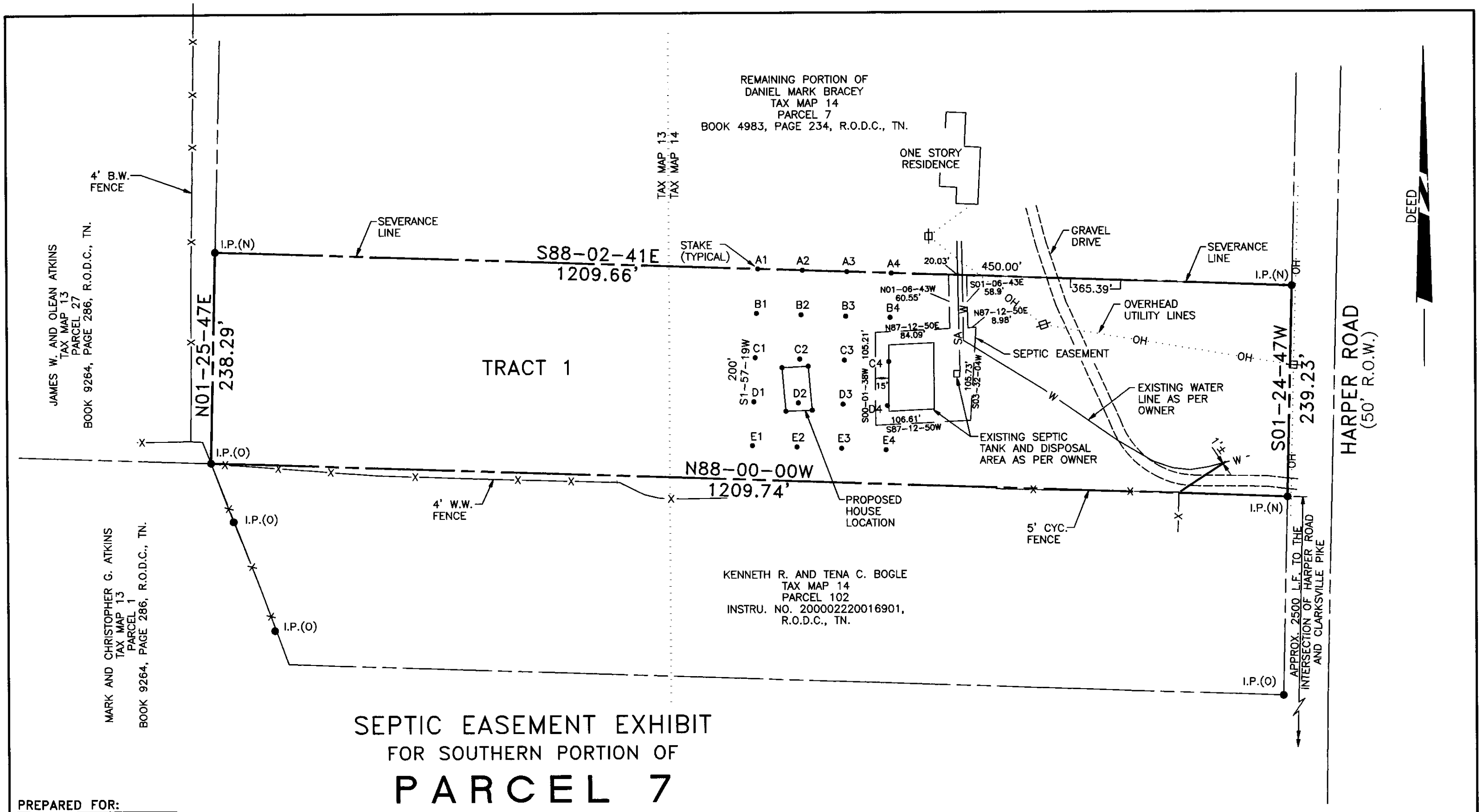
Containing 288,816 square feet or 6.630 acres, more or less.

Being a portion of the same property conveyed to Daniel Mark Bracy as of record in Book 4983, Page 234, Register's Office, Davidson County, Tennessee.

THIS DEED IS SUBJECT TO a permanent and perpetual easement in favor of the Grantor(s), their heirs and assigns, for the installation and maintenance of a subsurface septic system, including a septic tank, lines to said tank, and field lines, as well as electrical lines, on, over, or under that certain portion of the real property conveyed herein, which portion is more particularly described in "Exhibit B" attached hereto ("Septic Easement Exhibit"), together with the right to enter upon the Septic Easement Parcel to inspect, maintain, repair and replace said septic tank and related septic lines, and the electrical lines.

This conveyance is subject to any and all existing taxes, easements, and restrictions of record.

This Deed was created with information provided by DANIEL MARK BRACY, and without the aid of a title search.



SEPTIC EASEMENT EXHIBIT

FOR SOUTHERN PORTION OF

PARCEL 7

TAX MAP 14

1st COUNCILMANIC DISTRICT

DAVIDSON COUNTY – TENNESSEE

SCALE: 1"=100' DATE: 5-12-05

TRACT 1 AREA: 288816 SQ. FT. OR (6.630± ACRES)

PREPARED FOR:

MARK BRACEY
7197 HARPER ROAD
JOELTON, TN. 37080
(615) 876-7395

PREPARED BY:

MICHAEL R. WILLIAMS
209 HIDDEN COURT
OLD HICKORY, TN. 37138
(615) 847-9157