Davidson County DEEDQC
Recvd: 10/20/05 10:26 5 pgs
Fees:32.00 Taxes:0.00
20051020-0126465

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

T.C.A. § 67-4-409(a)(3)(A) Exempts This Instrument From Tax As It Is A Re-Conveyance To Create A Tenancy In Common. Further, T.C.A. § 67-4-409(a)(5) Provides That A Valuation Oath Is Unnecessary.

Address New Owner And Send Tax Bills To:

Mary Dunn Galbreath & Edward C. Galbreath, Jr.
1315 Hunters Lane
Nashville, TN 37207

Map and Parcel Number(s):

32-65.00
32-63.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration, and for the express purpose of making a re-conveyance to create a tenancy-in-common, I, **Mary Dunn Galbreath,** by these presents do quitclaim and convey unto **David Bate Parsons, trustee**, his successors and assigns, all her interest in and to certain real property situated in Davidson County, Tennessee (hereinafter referred to as the "Property"), which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference. The Property is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the Property.

AND NOW, I, the said **David Bate Parsons, trustee**, for the express purpose of carrying out the intent of this conveyance, as set forth hereinabove, do quitclaim and convey unto **Mary Dunn Galbreath** and **Edward C. Galbreath, Jr.,** as equal tenants in common, their heirs and assigns, the Property.

The Property is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the Property.

IN WITNESS WHEREOF, this instrument has been executed on this the 19th day of September, 2005.

Mary Dunn Galbreath

Mary Dunn Galbreath

David Bate Parsons, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **Mary Dunn Galbreath**, the bargainor, 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 Nashville, Tennessee, this 19th day of September, 2005.

Deborah C. McFall

Notary Public For The State Of Tennessee

DEBORAH C. McFALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: March 22, 2008

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **David Bate Parsons, trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 2005.

Deborah C. McFall

Notary Public For The State Of Tennessee

DEBORAH C. McFALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: March 22, 2008

EXHIBIT A

Tract 1

Located about 6½ miles from Nashville in the 10th District of Davidson County, Tennessee, and known as Lot number 2, being one of five lots, a map of which is recorded in the Register's Office for Davidson County, Tennessee, in Book 547, Page 67, described as follows:

Beginning at a point in the center of Hunters Lane, said point being the Northeast corner of the tract herein described, and being the south east corner of Tract number 1, in said Division and running thence North 74½ degrees west 648 feet to a stake; thence north 4¼ degrees East, 433 feet to a hackberry tree at a gate; thence south 79¼ degrees West 752 feet to a post at a gate; thence south 61 degrees West, 791 feet to a stake; thence North 87½ degrees West, 1070 feet to a stake on west side of a ditch; thence south 377 feet to a stake on west side of a ditch; thence south 87½ degrees East 3094 feet to a point in the center of Hunters Lane, said point being the southeast corner of Tract No. 2, herein described, and being the northeast corner of Tract No. 3, in said Division; thence with the center of Hunters Lane North 1¼ degrees East, 392 feet to the beginning, containing 40 acres.

Being the same property conveyed to Paul J. Dunn and wife, Rebecca Dale Dunn, by deed from Mary Dunn Galbreath, of record in Book 2536, Page 161, of the Register's Office for Davidson County, Tennessee. Rebecca Dale Dunn predeceased Paul J. Dunn, making him sole owner of the property. Paul J. Dunn died intestate on October 1, 1969, and his sole heir was his daughter, Mary Dunn Galbreath.

Tract 2

Located in the Tenth District, Davidson County, Tennessee, about 6½ miles from Nashville, and being Tract No. 1 in the division among the heirs of the land conveyed by A.C. Dale, Sr., deceased, to his wife, Mary Kyle Dale, et al., a plan of said division being recorded in Book 547, Page 67, of the Register's Office of Davidson County, Tennessee, and is described as follows:

Beginning at the north east corner of Tract No. One herein described, said point being also the north east corner of the original tract, running thence with the center of Hunters Lane south one and three-fourth (1¾) degrees west, four hundred and seventy-nine (479) feet, continuing with the center of said lane south fifty-two and three-fourth (52¾) degrees east, five hundred and fifteen (515) feet, thence south one and one-fourth (1¼) degrees west, two hundred and thirty-six (236) feet to a point in the center of said lane, said point being the south east corner of the tract herein described, and being the north east corner of Tract No. 2 in said division; thence with the boundary line between said Lot No. 1 and Lot No. 2 north seventy-four and one-half (74½) degrees west, six hundred and forty-eight (648) feet to a stake; thence north four and one-fourth (4¼) degrees east,

four hundred and thirty-three (433) feet to a hackberry tree at a gate; thence south seventy-nine and one-fourth (79¼) degrees west, seven hundred and fifty-two (752) feet to a post at a gate; thence south sixty-one (61) degrees west, seven hundred and ninety-one (791) feet to a stake; thence north eighty-seven and one-half (87½) degrees west, nineteen hundred and thirty-seven (1937) feet to a stake in the west boundary line of the original tract, said stake being the south west corner of Tract No. 1 herein described and the north west corner of Tract No. 3 in said division; thence north one and one-fourth (1¼) degrees east, one thousand and forty-four and one-half (1044½) feet to a point in the center of Hunters Lane, the north west corner of Tract No. 1 herein described being also the north west corner of the original tract; thence with the center of Hunters Lane south eighty-seven (87) degrees east, three thousand five hundred and fifty-three (3553) feet to the beginning, containing seventy-five (75) acres.

Being the same property conveyed to Paul J. Dunn and wife, Rebecca Dale Dunn, by deed from Leslie L. Dale and wife, Annie Mary Dale, of record in Book 931, Page 398, Register's Office for Davidson County, Tennessee. By deed of record in Book 3859, Page 384, Rebecca Dale Dunn conveyed her interest in the property to Paul J. Dunn, making him sole owner of the property. Paul J. Dunn died intestate on October 1, 1969, and his sole heir was his daughter, Mary Dunn Galbreath.

Exclusion

Excluded from the foregoing Tract 1 and Tract 2 is the following tract:

Located about 6½ miles from Nashville in the 10th district of Davidson County, Tennessee, a tract of land being a part of lot number one (1) and lot number two (2) of the original five (5) lots, a map of which is recorded in the Register's Office for Davidson County, Tennessee, in book 547, page 67.

The following is a description of the above tract of land: Beginning on an iron stake the S.E. corner in the edge of the right of way of Hunters Lane, thence N. 1 degree E. with Hunters Lane 250 feet; thence N. 8 degrees W. 100 feet N. 18 degrees W. 200 feet N. 37 degrees W. 419 feet to S.W. corner of culvert; thence S. 74 degrees W. 212½ feet to a hackberry; thence S. 19¼ degrees E. 821 feet to an iron stake; thence S. 81 degrees E. 274 feet to the beginning. Containing 6.5 acres more or less.

Being the same property conveyed to Edward C. Galbreath, Jr., and wife, Mary Dunn Galbreath, by deed from Paul J. Dunn and wife, Rebecca Dale Dunn, of record in Book 2356, Page 159, Register's Office for Davidson County, Tennessee.

Tract 1 is improved property known as 1269 Hunters Lane, Nashville, TN 37207. Tract 2 is unimproved property without a street number and located on Hunters Lane, Nashville, TN 37207.