Davidson County DEEDQC
Recvd: 12/12/05 09:08 3 pgs
Fees:17.00 Taxes:0.00
20051212-0148634

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

# Quitclaim Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Thomas S. Burnette, Jr., et ux<br>213 Northside Drive<br>Madison, Tennessee 37075 | Same as New Owner | Map 026-15-0<br>Parcel 031.00<br>Field Book 10D-43675 |

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, hereinafter referred to as the "GRANTORS", and THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, by Deed of record in Book 3808, page 269, Register's Office for Davidson County, Tennessee, Thomas S. Burnette, Jr. and wife, Mary C. Burnette, became vested with ownership and title to certain real properties in Davidson County, Tennessee, which were developed into several sections of North Hill Estates; and,

WHEREAS, on the plans and records for North Hill Estates, several reserved parcels are established which are not designated as building sites; and,

WHEREAS, by deed of record in Book 3371, page 243, Register's Office for Davidson County, Tennessee, Thomas S. Burnette, Jr. and wife, Mary C. Burnette, became vested with ownership and title to Lot No. 10 of North Hill Estates, Section I, a plat of which is of record in Book 3300, page 18, Register's Office for said County; and,

WHEREAS, Thomas S. Burnette, Jr. and wife, Mary C. Burnette, retained ownership and title to Reserved Parcel "A" Section II of North Hill Estates, as shown on the resubdivision of Lot 10, Section I, as of record in Book 3300, page 18, said Register's Office, and parts of Lot 17 and Reserved Parcel "A" Section II of record in Book 3700, page 51, said Register's Office, by a new plat filed for record in Book 3842, page 77, said Register's Office; and,

WHEREAS, the parties desire to combine Lot 10, Section I of record in Book 3300, page 18, said Register's Office, with Reserved Parcel "A" Section II as shown on the plan of record in Book 3842, page 77, said Register's Office, to form one (1) parcel, under one (1) tax identification number.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, the GRANTORS, have this day bargained, sold and quitclaimed unto THOMAS S. BURNETTE, JR. and wife, MARY C. BURNETTE, the GRANTEES, their heirs or assigns, all of the GRANTORS' right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

BEING all of Lot 10, Section I of North Hill Estates and being all of Reserved Parcel "A" Section II of North Hill Estates, more specifically and particularly described as follows, to-wit:

BEGINNING at an iron pin in the northerly margin of Northside Drive, a corner to Lot 11 on the Plan of North Hill Estates, Section I; thence with said margin of said street, North 42 deg. 02 min. West 108.48 feet to an iron pin; thence continuing with said margin of said Street on a curve having a Delta of 17 deg. 35 min, a Radius of 850 feet, a Tangent of 131.46 feet and a Length of 27.58 feet, a corner to Lot 9 on the said plan; thence with the line of Lot 9, North 47 deg. 16 min. East 413.3 feet, to a point; thence, North 22 deg. 44 min. West 267.1 feet to a point; thence, South 53 deg. 38 min. East 688 feet to an iron pin in the westerly margin of Spring Branch Drive, a corner to Lot 17 of North Hill Estates, Section II; thence with the line of said Lot No. 17, South 74 deg. 13 min. East 331.75 feet to a point; thence, South 47 deg. 58 min. West 463.75 feet to the point of beginning.

BEING the same property conveyed to Thomas S. Burnette, Jr. and wife, Mary C. Burnette, by deed of record in Book 3371, page 243, Register's Office for Davidson County, Tennessee, and part of the property conveyed to Thomas S. Burnette, Jr. and wife, Mary C. Burnette, of record in Book 3808, page 269, said Register's Office.

The mailing address for the said property is 213 Northside Drive, Madison, Tennessee 37115.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 31st day of October, 2005.

Thomas S. Burnette Jr.
THOMAS S. BURNETTE, JR.

Mary C. Burnette
MARY C. BURNETTE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS S. BURNETTE, JR. and MARY C. BURNETTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 2005.

NOTARY PUBLIC

HOMER R. AYERS
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
SEPTEMBER 7, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Mary C. Burnette
AFFIANT

Sworn to and subscribed before me this the 31st day of October, 2005.

NOTARY PUBLIC

HOMER R. AYERS
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
SEPTEMBER 7, 2009
STATE OF TENNESSEE