31B
BCCB
cloud

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jonathan Andrew Wingo Frances Roberson Wingo 1994 Wingo Way Goodlettsville, TN 37072	Map/Par. 01600009200	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Claudette W. Jones, (the "Grantor"), by these presents does hereby sell, assign and quitclaim to Jonathan Andrew Wingo, as to a one-fourth (1/4) undivided interest and Frances Roberson Wingo, as to a one-fourth (1/4) undivided interest, as tenants in common, (the "Grantees") Grantee's heirs and assigns, all of Grantors right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporation herein by reference (the "Property").

This is improved property located at 1994 Wingo Way, Goodlettsville, Tennessee 37072.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Davidson County DEEDQC
Recvd: 01/03/06 14:27 3 pgs
Fees:17.00 Taxes:0.00
20060103-0000673

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 3RD day of January, 2006.

Notary Public

My Commission Expires: 11/22/2008

MARY M. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Michael Wayne Jones, husband of Claudette W. Jones, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights that he may have in the property and for no other purpose.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 3rd day of January, 2006.

Claudette W. Jones
CLAUDETTE W. JONES

Michael W. Jones
MICHAEL WAYNE JONES

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, Mary M. Brown, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Claudette W. Jones and husband, Michael Wayne Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 3RD day of January, 2006.

Mary M. Brown
Notary Public

My Commission Expires:
11/22/2008

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

EXHIBIT A

Land located in Goodlettsville, County of Davidson, State of Tennessee, to wit:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, dated September 7, 1970, as follows: Beginning at an iron pin in the center line of a private road, being the original southeast corner of the original tract; thence N 5° 00' E 808 feet to an iron pin in edge of road and original line; thence continuing on with center of private road, N 61° 30' W 900 feet to an iron pin and stake near oak; thence S 15° 00 W 828 feet to an iron pin and stake; thence S 64° 30' E 27.8 feet to a point; thence S 52° 00' E 79.2 feet to a point; thence S 58° 30' E 198 feet to a point; thence S 62° 45' E 132 feet to a point, thence S 56° 00' E 66 feet to a point; thence S 77° 30' E 132 feet to a point; thence S 67° 00' E 132 feet to a point; thence S 52° 00' E 132 feet to a point; thence S 84° 30' E 151.1 feet to the point of beginning, containing 18.4 acres, more or less.

Being the property conveyed to Charles Leo Wingo by deed of record in Book 6790, page 834, Register's Office for Davidson County, Tennessee. Charles Leo Wingo having since died.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is the following tract of land: Beginning at an iron rod in the westerly boundary line of property owned by Jennifer Frensley of record in Deed Book 8790, page 201 in the Register's Office of Davidson County, Tennessee (RODCT) said iron rod marking the Southeast corner of the herein described tract and being located northerly approximately 587 feet from the northerly right-of-way of Union Hill Road (25 feet from the centerline); thence, leaving the point of beginning with the northerly boundary line of property owned by George T. Spencer and wife, of record in Deed Book 4577, page 371 (RODCT) as follows: North 81 degrees 12 minutes 51 seconds West 150.15 feet to an iron rod; North 48 degrees 27 minutes 52 seconds West 132.00 feet to an iron rod; North 63 degrees 27 minutes 49 seconds West 132.00 feet to an iron rod; North 73 degrees 57 minutes 57 seconds West 132.00 feet to an iron rod; North 52 degrees 27 minutes 53 seconds West 66.00 feet to an iron rod; North 59 degrees 12 minutes 52 seconds West 132.00 feet to an iron rod; North 68 degrees 12 minutes 53 seconds West 198 .00 feet to an iron rod; North 43 degrees 27 minutes 55 seconds West 66.00 feet to an iron rod; North 60 degrees 57 minutes 54 seconds West 42.86 feet to an iron rod; thence with the easterly boundary line of property owned by Geneva Wingo Bates and Charles Leo Wingo of record in Deed Book 5103 page 872, Deed Book 2337, page 246 and Deed Book 2543, page 133 (RODCT) North 16 degrees 18 minutes 00 seconds East 394.41 feet to an iron rod; thence, severing subject property South 61 degrees 53 minutes 12 seconds East 987.50 feet to an iron rod; thence, with the westerly boundary line of the above mentioned Frensley property South 08 degrees 47 minutes 15 seconds West 373.47 feet to the beginning. Containing 9.02 acres.

Being the same property conveyed to Claudette Wingo Jones and husband Michael Wayne Jones by deed of record in Book 9218, page 95, Register's Office for Davidson County, Tennessee.