Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20060321-0032498

TENNESSEE QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
R. PRICE NIMMO, ATTORNEY AT LAW, 315 DEADERICK STREET, SUITE 100, NASHVILLE, TN. 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
JOSEPH E. BUSH **2423 CLAYLICK ROAD** **WHITES CREEK, TN 37189**	**SOUTHEASTERN MORTGAGE** **115 29TH AVENUE, SOUTH** **NASHVILLE, TN 37212**	**MAP 10D** **PARCEL 14226, 14228** **and 13917**

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE EXPRESS PURPOSE OF CREATING AN ESTATE IN FEE SIMPLE IN JOSEPH E. BUSH TO CARRY OUT THE PROVISIONS OF A MARITAL DISSOLUTION AGREEMENT, **SHANNON LYNN BUSH,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOSEPH E. BUSH,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT.

A tract or land in the 10th, formerly the 22 nd, Civil district of Davidson County, Tennessee, described as follows:

Beginning at a beech, dogwood, and poplar on the side of a hill, McCarley's North corner; thence South 44 degrees West 68 poles to three hickories on the ridge; thence North 85 degrees West 10 poles to a planted stone on the ridge; thence South 34 degrees West 41 poles to a beech, redbud and dogwood; thence South 12 degrees to a stone planted in a field; thence West 26.8 poles to a small hickory on the ridge near a large poplar; thence North 1-1/2 degrees East 84 poles; thence North 40 degrees East 3 poles to a beech corner; thence North 40 degrees East crossing a branch through a low elm and passing a marked sycamore in the bottom 52 poles to a stake on the opposite hillside, iron rod and elm pointers; thence South 50 degrees East 37.5 poles to a stone and beech pointers; thence South 50 degrees East 20.8 poles to a beech stump east of the spring; thence North 89 degrees East 22 poles to the beginning, containing 41.62 acres, more or less.

Being the same property conveyed to C. H. Midgett and wife, Dixie B. Midgett, by deed from W. T. Hunter and wife, Erma Hunter of record in Book 1512, Page 445, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING CONVEYANCES:

First Conveyance:

Land in Davidson County, Tennessee: Beginning at a point in the southwesterly margin of Claylick Road said point being 20 feet from the center of said road which is Elsie L. Hicks' northeast corner; thence southeastwardly with a curved line which is at all points 35 feet Northeasterly from the center of proposed Lick Creek Channel change for a distance of 1225 feet more or less to W.W. McCarley's northwest boundary line; thence with said boundary line, South 47 degrees 20 minutes West 442 feet more or less to a point which is 140 feet southwest of center line station 300 - 33 of proposed I-24; thence north 62 degrees 54 minutes 59 seconds west 92 feet more or less; thence North 65 degrees 01 minutes 57 seconds west 205.34 feet to the beginning of a curved line to the right which is at all points 150 feet southwest of said center line; thence with said curved line north westwardly 920 feet more or less to Hicks' southeast boundary line; thence with said boundary line northeastwardly 484 feet more or less to the point of beginning and containing 13.61 acres and being part of the same property vested in C. H. Midgett and wife, Dixie B. Midgett, as of record in Book 1512, Page 445, Register's Office Davidson County, Tennessee.

Being that property vested in the State of Tennessee by Judgment of record in Book 4588, Page 498, Register's Office for Davidson County, Tennessee.

Second Conveyance:

Land in Davidson County, Tennessee, and is more particularly described as follows: Beginning at the point of intersection of the West margin of I-24 and the north boundary of the W.W. McCarley property, thence along the said North margin South 47 degrees 20 minutes West 105 feet more or less to a point, thence North 57 degrees 31 minutes 05 seconds West 212.59 feet to a point, thence along a curve right having a radius of 2934 feet north westwardly for 291.76 feet to a point, thence North 51 degrees 03 minutes 21 seconds West 673.07 feet to a point, thence North 34 degrees 58 minutes 03 seconds East 90.0 feet to a point in the said west margin of I-24, thence along the said west margin southeastwardly 1210 feet more or less to the point of beginning and containing 2.72 acres and being part of the property vest in C.H. Midgett and wife, Dixie B. Midgett, of record in Book 1512, Page 455, Register's Office for Davidson County, Tennessee.

Being the same property vested in the State of Tennessee by Judgment of record in Book 4873, Page 378, Register's Office for Davidson County, Tennessee.

Third Conveyance:

Land in Davidson County, Tennessee, being Tract No. 1 of the C. H. Midgett et ux property as of record in Book 1512, Page 445, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly line of Claylick Court at the northeast corner of the herein described property, thence along the westerly margin of Claylick Court in a southeasterly direction for 1188.49 feet to a point, thence leaving said right of way South 42 degrees, 00 Feet West for 285.00 feet to a point, thence north 85 degrees 00 feet West for 165.00 feet to a point, thence South 34 degrees 00 feet West for 252.50 feet to a point, thence North 45 degrees 25 feet West for 639.25 feet to a point, this being the northwest corner of this tract, thence north 00 degrees 40 feet 54 inches West for 695.15 feet to the point of beginning and containing 7.12 acres, more or less and also includes in this tract a 50 foot right of way for ingress and egress along the northwest line of this property to the line of Tract No. 2.

Being the same property conveyed to Gary Hugh Midgett and wife, Sherry Midgett, by deed from C. H. Midgett and wife, Dixie H. Midgett of record in Book 5780, Page 486, Register's Office for Davidson County, Tennessee.

Fourth Conveyance:

Land in Davidson County, Tennessee, beginning at a point South 00 degrees 40 feet 54 inches West and 695.15 feet from the northeast corner of Tract # 1, thence along the westerly line of Tract #1, South 45 degrees 25 feet East from 639.25 feet to a point the S.E. corner of Tract #1. Thence South 34 degrees 00 feet West for 424.00 feet to a point. Thence South 12 degrees 00 feet West for 219.00 feet to a point. Thence North 55 degrees 00 feet West for 442.2 feet to a point. Thence North 1 degree 30 feet East for 1056.00 feet to a point. Thence South 51 degrees 03 feet 21 inches East for 357.60 feet to the point of beginning, containing 10.77 acres, more or less.

Being the same property conveyed to Elsie Hicks by deed from C.H. Midgett and wife, Dixie H. Midgett of record in Book 6854, Page 185, Register's Office for Davidson County, Tennessee.

Fifth Conveyance:

Land in 10th Civil District of Davidson County, Tennessee, property of C. H. Midgett according to a survey by Southern Land and Associates, Inc. Of Nashville, dated May 16, 1980, described as follows:

Beginning at a iron pin located South 43 degrees 08 feet 33 inches West 45 feet from a monument marking this junction at the end of an access road and the right-of-way of I-24 at approximate station 288+77; thence with said access road South 43 degrees 08 feet 33 inches west 45.00 feet to a monument; thence South 51 degrees 03 feet 21 inches East 180 feet to an iron pin; thence South 00 degrees 40 feet 54 inches West 695.15 feet to an iron pin; thence North 51 degrees 03 feet 21 inches West 357.68 feet to an iron pin; thence North 10 degrees 09 feet 08 inches East 330.00 feet to an iron pin; thence North 48 degrees 06 feet 36 inches West 307.77 feet to an iron pin; Thence North 53 degrees 25 feet 47 inches East 305.70 feet to an iron pin; thence South 46 degrees 51' 27" East 140.70 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to George R. Fuqua and wife, Patricia A. Fuqua, by deed from C. H. Midgett and wife, Dixie H. Midgett, of record in Book 6941, Page 930, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James D. Craig and wife, Nancy Evelyn Craig and Sharon Craig Thompson and husband, Stuart Thompson, all as tenants with rights of survivorship by deed from Dixie B. Midgett, of record in Book 9955, Page 564, Register's Office for Davidson County, Tennessee.

James D. Craig executes this instrument on behalf of Sharon Craig Thompson and Stuart Thompson pursuant to Special Power of Attorney being recorded simultaneously herewith.

Being the same property conveyed to Joseph E. Bush and Shannon Lynn Bush by deed from James D. Craig and Wife, Nancy Evelyn Craig, and Sharon Craig Thompson and husband, Stuart Thompson, of record in Book 11688, Page 780, Register's Office for Davidson County, Tennessee.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

Witness my hand this the 7 day of March, 2006.

SHANNON LYNN BUSH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **SHANNON LYNN BUSH,** the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2006.

NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES
JULY 21, 2007

DIANNE BRACEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICH EVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7 DAY OF MARCH, 2006.

NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES
JULY 21, 2007

DIANNE BRACEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE