Davidson County DEEDQC
Recvd: 04/25/06 09:01 3 pgs
Fees:17.00 Taxes:0.00
20060425-0046909

THIS INSTRUMENT PREPARED BY:
Michael K. Radford, Esq.
FLYNN & RADFORD, ATTORNEYS, P.C.
Suite 150 Seven Springs I
320 Seven Springs Way
Brentwood, TN 37027

ADDRESS NEW OWNER:

Shayne A. Harris
1053 Johns Road
Joelton, TN 37080

SEND TAX BILLS TO NEW OWNER AS ABOVE

MAP-PARCEL:

Map: 039-00-0
Parcel: 018.00 and 017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, John A. Harris, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto, Shayne A. Harris, hereinafter called the Grantee, his heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

First Tract: **Being** in the 14th Civil District of said County, described according to a Plat by Stephen A. Draper, May 21, 1955, as follows: **BEGINNING** at a point on the southwesterly margin of Clarksville Highway in the southeast line of the property conveyed to Grady Proctor, by deed from Pat C. Garner of record in Book 2282, page 509; thence along said Highway, south 54 degrees 25' east 165.8 feet to the northwest corner of the Robert Hall property; thence with Hall's line, south 35 degrees 35' west 200 feet to a point on the northeasterly line of the Rice and Howell property; thence with their line, north 54 degrees 25' west 92 feet to a corner of the Proctor property, above mentioned; thence with Proctor's line, north 5 degrees 18' west 114.8 feet; thence north 36 degrees 23' east 113.7 feet to the beginning.

Being the same property conveyed to James A. Lewis and wife, Hilda Lewis, a one-half undivided interest; David Sherill and wife, Faye Sherill, a one-fourth undivided interest and James Radford Sherill, Jr. and wife, Gail Sherill, a one-fourth undivided interest, by deed from William C. Gifford, of record in Book 5738, Page 639, Register's Office for Davidson County, Tennessee. James Radford Sherill, Jr. is deceased, and the said Gail Sherill acquired his interest in said property as the surviving tenant by the entirety.

Second Tract: A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 8, 1954, as follows: **BEGINNING** at a point in the centerline of State Highway No. 112 at the most easterly corner of the property conveyed to Grady Proctor by Deed of record in Book 2282, page 509; thence along Proctor's southeasterly line, South 36 degrees 23' West 148.7 feet to a point; thence North 54 degrees 25' West 55 feet to a point; thence North 36 degrees 23' East 148.7 feet to a point in the centerline of State Highway No. 112; thence with the centerline of the same South 54 degrees 25' East 55 feet to the point of beginning.

Being the same property conveyed to Lewis & Sherill Properties, Inc. by deed from James A. Lewis, David F. Sherill and J.R. Sherill, Jr., of record in Book 5745, Page 399, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

David Sherill, David F. Sherill, David Sherill being one and the same person. Faye Sherill and Fay Sherill being one and the same person.

Being the same property conveyed to Shayne A. Harris and John A. Harris from F & S Properties, Inc., formerly Lewis & Sherill Properties, Inc., and James A. Lewis and wife, Hilda Lewis, David Sherill and wife, Fay Sherill, and Gail Sherill, a widow by Installment Deed in instrument #20040607-0067017 and recorded June 7, 2004 in the Register of Deed's for Davidson County, Tennessee.

This is improved property known as 5497 Clarksville Pike, Whites Creek, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 24th day of April, 2006.

John A Harris
JOHN A. HARRIS

STATE OF TENNESSEE)
COUNTY OF Cheatham **)**

Personally appeared before me, KAREN A. Galbreath, a Notary Public, John A. Harris, with whom I am personally acquainted,or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24th day of April, 2006.

Karen A Galbreath
NOTARY PUBLIC

KAREN A. GALBREATH NOTARY PUBLIC AT LARGE CHEATHAM, TENN.

My Commission Expires:

12/18/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Shayne Horn
Affiant

SWORN TO and subscribed before me this 24th day of April, 2006.

Karen A. Galbreath
NOTARY PUBLIC

KAREN A. GALBREATH NOTARY PUBLIC AT LARGE CHEATHAM, TENN.

My commission expires: 2/18/07