Box 19-A

This Instrument Prepared By and Returned To:
Founders Title and Escrow, LLC
1912 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 05/08/06 10:39 2 pgs
Fees:13.00 Taxes:0.74
20060508-0053213

**QUITCLAIM DEED**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Neil and Kay McDonald<br>6020 Pasquo Road<br>Nashville, Tennessee 37221 | SAME | Map 155<br>Parcel 225.00 |

WE, **HERMAN T. CLAXTON AND WIFE, FRANCES OWEISE CLAXTON** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **NEIL MCDONALD AND WIFE, KAY MCDONALD**, in and to our ONE-HALF UNDIVIDED INTEREST in and to the following tract of land in Davidson County, Tennessee described as follows:

Being a part of Tract # 3 of the E.C. Greek, III property, described according to an unrecorded survey dated July 23, 1975, and revised on April 23, 1976, and being more particularly described according to an unrecorded survey of P. Anthony Chapdelaine, Jr., dated September 21, 1978, as follows:

BEGINNING at an iron pin in the easterly margin of Lewis Road, thence with the Parker line South 85 deg. 16 min. 00 sec. East a distance of 83.37 feet to an iron pin; thence South 86 deg. 03 min. 11 sec. East a distance of 87.18 feet to an iron pin; thence South 83 deg. 08 min. 58 sec. East a distance of 37.26 feet to an iron pin at a large hickory thence leaving the Parker line and running South 06 deg. 41 min. 02 sec. West a distance of 50.00 feet to a large oak; thence North 83 deg. 08 min. 58 sec. West, passing an iron pin offset at 1.27 feet, in all 35.99 feet to an iron pin; thence North 86 deg. 03 min. 11 sec. West a distance of 86.26 feet to an iron pin; thence North 85 deg. 16 min. 00 sec. West a distance of 62.60 feet to an iron pin near a small hickory, on the easterly margin of Lewis Road; thence with said margin, North 18 deg. 15 min. 09 sec. West 54. 31 feet to the beginning, and containing .23 acres, more or less.

Being the same property conveyed to Herman T. Claxton and wife, Frances Oweise Claxton by deed from Laura Mai S. Maddux and husband, Noel N. Maddux, dated March 8, 1979, of record in Book 5403, page 639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

This deed is prepared based on information provided by the parties herein and a title search has not been performed.

This is unimproved property known as Lewis Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of April, 2006.

Herman T. Claxton
**HERMAN T. CLAXTON**

Frances Oweise Claxton
**FRANCES OWEISE CLAXTON**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Herman T. Claxton and Frances Oweise Claxton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 13th day of April, 2006.

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public exp. 11/14/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200.00.

Affiant

Subscribed and sworn to before me, this the 13th day of April, 2006.

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public exp. 11/14/09



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