Davidson County DEEDQC
Recvd: 06/23/06 09:58 5 pgs
Fees:27.00 Taxes:0.00

20060623-0075013

Mail to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135
(615) 776-7461

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Walter T. Dugger, III, et ux	(NEW OWNERS)	MAP/PARCELS:
Connie D. Graves, et vir	c/	038.00-0-039.00
Pamela D. McIntosh, et vir		133.02-0-022.00
P.O. Box 481		038-0-038.00 038-0-037.00
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135. This instrument was prepared from information furnished by the parties and no title examination was performed by the preparer.

QUITCLAIM DEED

Know all persons by these presents, **Walter T. Dugger, III, Connie D. Graves and Pamela D. McIntosh**, (hereinafter referred to as the "Grantors"), does hereby bargain, sell, quitclaim and convey unto **Walter T. Dugger, III and wife, Linda Dugger, a 1/3 undivided interest, Connie D. Graves and husband, Douglas L. Graves, a 1/3 undivided interest and Pamela D. McIntosh and husband, Roy G. McIntosh, a 1/3 undivided interest**, (hereinafter referred to as the "Grantees"), all of Grantor's interest in the following described real estate located in **DAVIDSON** County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

This is the same description as used in the last Deeds of record.

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

This is improved real properties commonly known as 5920 Old Hickory Blvd., Ashland City, TN 37015; 5892 Old Hickory Blvd. Ashland City, TN 37015; 5908 Old Hickory Blvd., Nashville, TN 37218 and 251 Sunrise Avenue, Nashville, TN 37211.

STATE OF TENNESSEE} **COUNTY OF WILLIAMSON}**	
The actual consideration or value, whichever is greater for this transfer is $ -0-.	
	Affiant Walter T Dugger III
Subscribed and sworn to before me this 21st **day of June, 2006.** My Commission Expires MAR. 31, 2007 **My Commission Expires:** mar., 31, 2007	Judy Painter-Rose **Notary Public**

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 21st day of **June, 2006**.

Walter T Dugger III
Walter T. Dugger, III

Connie D Graves
Connie D. Graves

Pamela D. McIntosh
Pamela D. McIntosh

STATE OF TENNESSEE}
COUNTY OF WILLIAMSON}

Before me, the undersigned in and for said county and state, personally appeared **Walter T. Dugger, III, Connie D. Graves and Pamela D. McIntosh**, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged THEY executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this 21st, day of June, 2006.

Nelva O. Whited
Notary Public

My Commission Expires: March 2, 2008

NELVA O. WHITED STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

EXHIBIT "A"

Map/Parcel: 038.00-0-039.00

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, October 15, 1960, as follows;

BEGINNING is the center of Old Hickory Boulevard at the northeast corner of the property conveyed to J. H. Sessler by deed from Bessie Sessler, of record in Book 2091, page 251, said Register's Office; thence with said Sessler's eastern boundary line south 11 deg. 30' west 94 feet, south 52 deg. east 46 feet and south 39 deg. 30' east 117 feet; thence south 39 deg. 30' east 312 feet; thence north 48 deg. 30' east 465 feet to the center of Eatons Creek Road; thence with the center of same north 54 deg. 30' west 225 feet, north 86 deg. West 363 feet and north 62 deg. 30' west 49.5 feet to the center of Old Hickory Boulevard; thence with the center of same south 55 deg. west 61 feet to the beginning, containing 4 acres.

Being the same property conveyed to Walter T. Dugger and wife, Thelma K. Dugger by warranty deed dated December 29, 1962 from Fountain B. Kelsey and wife, Mary Irene Kelsey of record in Book 3498, page 257, said Register's Office. The said Thelma K. Dugger having predeceased Walter T. Dugger. Walter T. Dugger died on May 3, 2006. An Affidavit of Heirship reflecting the vesting of title in the heirs is being recorded with the Deed in Book_____, page _____, said Register's Office. 20060623-0075009

This is the same legal description as used in the last deed of record.

This is unimproved real property commonly known as 5920 Old Hickory Blvd., Ashland City, TN 37015.

Map/Parcel: 038.00-0-037.00

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Richard B. Omohundro, Surveyor, dated May 23, 1970, as follows:

BEGINNING at a point in the center of Eaton's Creek Road, at the northwest corner of the property conveyed to Homer Sesler and wife, by deed of record in Book 1971, page 264; thence with the center of said Road, northwesterly 394 feet more or less to the northeast corner of the property conveyed to Farris E. Pemberton and wife, by deed of record in Book 3165, page 579; thence leaving said Road along Pemberton's southeasterly line, South 48 deg. 30' West 465 feet to a point, being Pemberton's southerly corner; thence North 39 deg. 30' West 312 feet to the most easterly corner of the property conveyed to J. H. Sessler by deed of

record in Book 2091, page 251; thence along his southeasterly line South 45 deg. West 404 feet to a point; thence along his southwesterly line, North 50 deg. West 246.5 feet to a point in the centerline of Old Hickory Boulevard; thence with the same, southerly along a curve, 632 feet more or less to a point in the northerly line of the property now or formerly owned by Holt; thence along a fence and along Holt's northerly line, South 82 deg. East 1712 feet more or less to the southwest corner of the property conveyed to Homer Sesler above referred to; thence along his line and along a fence, North 31 deg. 50' West 718 feet (by field measurement 765 feet more or less) to a point; continuing along his line, North 29 deg. 30' East 228 feet (by field measurement 235 feet more or less), and along a fence to a point, being the point of beginning, and containing 22 acres, more or less.

Being the same property conveyed to Walter T. Dugger and wife, Thelma K. Dugger by Warranty Deed dated June 2, 1970 from John H. Bomar and wife, Roxie Lee Bomar of record in Book 4421, page 841, said Register's Office. The said Thelma K. Dugger having predeceased Walter T. Dugger. Walter T. Dugger died on May 3, 2006. An Affidavit of Heirship reflecting the vesting of title in the heirs is being recorded with the Deed in Book _____, page _____, said Register's Office.

20060623-0075010

This is the same legal description as used in the last deed of record.

This is improved property commonly known as: 5892 Old Hickory Blvd., Ashland City, TN 37015

Map/Parcel: 038.00-0-038.00

A Tract of land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey made by Norris H. Hickerson, on June 2, 1952, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard, opposite the intersection of the center of Eaton's Creek Road; being an iron pin; thence leaving Old Hickory Boulevard, South 11 deg. 30 min. West 94 feet to an iron pin in a wire fence; thence with said wire fence as follows: South 43 deg. East 46 feet to an iron pin, South 49 deg. 30 min. East 117 feet to an iron pin; thence South 45 deg. West 404 feet to an iron pin, and North 50 deg. West 246.5 feet to an iron pin in the center line of Old Hickory Boulevard; thence with the center line of the same, North 35 deg. East 90.2 feet to an iron pin; thence North 43 deg. 30 min. East 200 feet to an iron pin; thence North 55 deg. East 204 feet to the point of beginning, containing 2.5 acres, more or less.

Being the same property conveyed to Walter T. Dugger and wife, Thelma K. Dugger by Installment Deed dated May 27,1961 from Farris E. Pemberton and wife, Myrtle D. Pemberton of record in Book 3247, page 268, said Register's Office.

The said Thelma K. Dugger having predeceased Walter T. Dugger. Walter T. Dugger died on May 3, 2006. An Affidavit of Heirship reflecting the vesting of title in the heirs is being recorded with the Deed in Book _____, page _____, said Register's Office. 20060623-0075011

This is the same legal description as used in the last deed of record.

This is improved property commonly known as: 5908 Old Hickory Blvd., Nashville, TN 37218.

Map/Parcel: 133.02-0-022.00

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of William Lee's Subdivision of the Roth Property of record in Book 1130, page 67, said Register's Office.

SAID Lot No. 10 fronts 60 feet on the Southerly Side of Sunrise Avenue and Extends back 215.32 feet on the Easterly line and 215.56 feet on the Westerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Walter T. Dugger and wife, Thelma Kelsey Dugger by Warranty Deed dated May 18, 1949 of record in Book 1717, page 373, said Register's Office.

The said Thelma K. Dugger having predeceased Walter T. Dugger. Walter T. Dugger died on May 3, 2006. An Affidavit of Heirship reflecting the vesting of title in the heirs is being recorded with the Deed in Book _____, page _____, said Register's Office. 20060623-0075012

This is the same legal description as used in the last deed of record.

This is improved property commonly known as: 251 Sunrise Avenue, Nashville, TN 37211.