QUIT CLAIM DEED

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is: $1.00

Theresa Pellett
Affiant

Subscribed and sworn to before me this the 15 day of August, 2006.

Notary Public
My Commission Expires:

JENNIFER L. CHAREST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
Arthur Land Title, 750 Old Hickory Blvd. Ste 175, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS:
Steven Pellett and Theresa J. Pellett	Steven Pellett and Theresa J. Pellett	045-00-0-049.00
920 Mayberry Lane	920 Mayberry Lane	
Ashland City, TN 37015	Ashland City, TN 37015	

Davidson County DEEDQC
Recvd: 08/22/06 09:34 2 pgs
Fees:12.00 Taxes:0.00

20060822-0103233

THIS INDENTURE WITNESSETH, That Steven Pellett, Grantor(s), of Davidson County, Tennessee, RELEASE AND QUIT CLAIM ALL MY RIGHT TITLE AND INTEREST TO Steven Pellett and wife, Theresa J. Pellett, Grantee(s), of Davidson, County, Tennessee, for the sum of One and no/100ths Dollars ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Davidson County, in the State of Tennessee:

Located in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron pin, Sam B Walker, III's southwest corner, as shown in Book 5459, Page 663, Register's Office for Davidson County, Tennessee; thence with Walker's south line, North 88 degrees 04' 57" East 1062.91 feet passing through an I P and M F P offset at 26.15 feet to the centerline of a 50-foot ingress and egress easement; thence with the centerline of said 50-foot ingress and egress easement, South 15 degrees 08' 31" West 104.66 feet; South 31 degrees 46' 29" West 83.38 feet; South 47 degrees 48' 52" West 612.67 feet; South 58 degrees 12' 47" West 233.87 feet; South 64 degrees 42' 53" West 136.97 feet; South 77 degrees 58' 49" West 100.92 feet; and South 84 degrees 00' 15" West 67.15 feet; thence North 4 degrees 22' 15" West passing through an I P and M F P offset at 25 feet, in all 754.41 feet to the beginning, according to survey of Thomas H Alley No. 922, dated March 21, 1985.

Included but Excluded A tract of land located in the former 14th Civil District of Davidson County, Tennessee, and more particularly described as follows, according to a survey by Barry Greer and Association, Tennessee R L S No. 211, 2910 Elm Hill Pike, Nashville, TN 37214, (615) 883-3649, dated 2/5/91. Beginning at an iron pin, said pin being the Northwest corner of the property conveyed to Eddie D Castleman, et ux, by deed of record in Book 7819, Page 579, R O D C and said pin being the Southwest corner of the property conveyed to Sam D Walker III, et ux by deed of record in Book 5453, Page 663, R O D C, and proceeding as follows: Thence, with said Walker's South boundary, North 88 degrees, 04 minutes, 57 seconds East, a distance of 318.81 feet to an iron pin set in a 19" oak stump; Thence severing the property of said Castleman, South 04 degrees, 22 minutes, 15 seconds East, a distance of 636.22 feet to an iron pin set in the North boundary of a 50 foot wide ingress-egress easement; Thence, with said easement's boundary, South 58 degrees, 12 minutes 47 seconds West, a distance of 37.94 feet to a point; Thence, with said easement's boundary, South 64 degrees, 48 minutes, 58 seconds West, a distance of 132.84 feet to a point; Thence, with said easement's boundary, South 77 degrees, 58 minutes, 49 seconds West, a distance of 96.70 feet to a point; Thence, with said easement's boundary, South 84 degrees, 00 minutes, 15 seconds West, a distance of 65.13 feet to an iron pin set in the East boundary of the property conveyed to Jeffrey W McLaughlin, et ux, by deed of record in Book 7729, Page 161, R O D C said pin also being located North 04 degrees, 22 minutes, 15 seconds West, a distance of 25.01 feet from said Castleman's Southwest corner in the center line of said 50 foot wide ingress-egress easement; Thence, with said McLaughlin's East boundary, North 04 degrees, 22 minutes 15 seconds West, a distance of 729.40 feet to the beginning.

Subject to any and all applicable restrictions and easements of record in Davidson County, Tennessee.

BEING the same property conveyed to Steven Pellet, married, by Warranty Deed from Eddie D. Castleman and wife, Mary Jo Castleman, dated March 25, 2004 and recorded April 6, 2004, of record in Instrument No. 20040406-0039083 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 920 Mayberry Lane, Ashland City, TN 37015

It is the intended purpose of this document to establish a tenancy by the entirety between Steven Pellett and wife, Theresa J. Pellett.

IN WITNESS WHEREOF, Grantor has executed this deed this 15 day of August, 2006.

GRANTOR: Steven Pellett

SIGNATURE: Steven Pellett

(The information on this instrument was supplied by one or more of the parties to this conveyance. The preparor assumes no liability for any errors, inaccuracies or omissions, in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by Grantor's execution and Grantee's acceptance of this instrument.)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steven Pellett with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 15 day of August, 2006.

Notary Public

Commission Expires:_____

JENNIFER L. CHAREST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 25, 2009