Davidson County DEEDQC
Recvd: 09/13/06 08:49 2 pgs
Fees:12.00 Taxes:0.00

20060913-0113122

QUITCLAIM DEED

State of Tennessee }
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $--0--

Affiant

Sworn to and subscribed before me this 12 day of September, 2006

NOTARY PUBLIC

My Commission expires 5-22-10.

This instrument prepared by:

Robert F. Spann, Attorney
Washington Square, Suite 214
214 Second Avenue, North
Nashville, TN 37201-1476

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Rose Garrett	Same	Map 69-8
280 Copeland Lane		Parcel 1
Cookeville, TN 38506-7849		

FOR AND IN CONSIDERATION of ten dollars, and other good and valuable consideration, I, **Vincent T. Scalf**, do hereby quitclaim to **Rose Garrett**, all of my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Tract No. 8 on the Map of Fairview Subdivision, as of record in Book 974, page 41, Register's Office for Davidson County, Tennessee, according to a survey made in May, 1939, by Blanchard and Parrish, Engineers, as follows:

Beginning in the center of White's Creek, where Drake's Branch empties into said Creek, and running thence north 17° 15' east 238 feet to a stake on the east bank of Drake's Branch; thence north 32° 30' east 187.9 feet; thence north 28° 55' west 672.6 feet to a stake on the west bank of Drake's Branch, a corner of Lot No. 8 of Block "HH", Fairview Subdivision, Revised Plan; thence up Drake's Branch, with the center thereof, north 53° 01' east 233.9 feet; north 78° 29' east 233.5 feet, and north 10° 49' east 252.6 feet to West Hamilton Road, the northeast corner of Lot No. 10 of Block "HH"; thence with the southerly margin of West Hamilton Road, south 85° 11' east 1392 feet to the beginning of a 20-degree curve to the right, and with said curve, 150 feet, south 52° 09 east 207.7 feet to the beginning of a 30-degree curve to the left, and with said curve, 110.6 feet; south 81° 45' east 506.5 feet to the northwest corner of Lot No. 1, being 200 feet westerly from the westerly margin of State Highway 112; thence south 08° 15' west, with the western line of Lots Nos. 1 and 2 (a part of said Tract No. 8, Fairview Subdivision, Revised Plan) 200 feet to the southwest corner of said Lot No. 2; thence south 81° 45' east, with the southern line of said Lot No. 2, 200 feet to Tennessee Highway No. 112; thence with the westerly margin of said Highway No. 112, south 08° 15' west 180.9 feet; north 81° 45' west 5 feet; south 8° 15' west 200 feet; north 81° 45' west 5 feet and south 08° 15' west 146 feet to the center of Whites Creek; thence down said Whites Creek and with the center thereof, north 75° 22' west 260 feet; south 78° 02 west 479 feet and north 51° 31' west 380 feet; south 87° 37' west 285 feet; south 35° 30' west 294.9 feet;

north 73° 20' west 607 feet and north 88° 28' west 571.9 feet to the beginning, containing 79 acres, more or less.

Being the same property conveyed to Vincent T. Scalf by deed from Jacqueline Smith Fleming, Lawrence R. Smith, Administrator of the Estate of James Edward Smith, Gregory E. Smith, Martha Nell Smith, Lawrence R. Smith, Patricia Gayle Goodman, Timothy E. Smith and Amanda Renee Smith, of record in Book 9642, page 93, Register's Office for Davidson County, Tennessee.

This conveyance of property is made subject to the following matters:

1. The nature or extent of riparian rights.
2. Easement for the flow of Whites Creek.
3. Easements to the Tennessee Electric Power Company of record in Book 787, page 44 and Book 787, page 78, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4168, page 601; Book 4621, page 637; Book 4758, page 124; Book 5282, page 174; and Book 5696, page 313, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Book 4288, page 553, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way to the Tennessee Central Railroad, as of record in Minute Book 5, page 123, Circuit Court for Davidson County, Tennessee.

This is property known as 3603 West Hamilton Road, Nashville, TN 37218

Witness my hand, this 12 day of September, 2006.

VINCENT T. SCALF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State **Vincent T. Scalf**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of September, 2006

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-22-10