This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDQC
Recvd: 10/09/06 08:31 3 pgs
Fees:17.00 Taxes:0.00
20061009-0124797

ADDRESS NEW OWNER:
Beverly Cope
4710 Trousdale Drive
Nashville, TN 37202

SEND TAX BILLS TO:
Same

MAP: 67
PARCEL: 15

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, **I, Tonie F. Monk (formerly Tonie F. Grimes)**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **Beverly Cope**, hereinafter called Grantee, her heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in the 13th Civil District of **Davidson** County, Tennessee, described as follows:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ernest Medlin, dated January 11, 1975, as follows:

BEGINNING at an iron pin in the northerly right-of-way of Tennessee Highway No. 12 at a point in the southwest corner of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, and the common boundary of the subject property herein conveyed; thence south 61° 11' W 50.8 feet along the north right-of-way boundary of Hwy No. 12 to an iron pin; thence N 26° 45' W 347.5 feet along the westerly boundary line of the property conveyed to John G. Claus by deed of record in Book 2445, page 13, Register's Office for Davidson County, Tennessee; thence N 26° 45' W 347.5 feet to an iron pin; thence S 60° 41' W 149.2 feet to an iron pin; thence along the easterly boundary of the property conveyed to H. M. Beard, Jr. and wife, Mary Elizabeth Beard, by deed of record in Book 2965, page 69, Register's Office for Davidson County, Tennessee, N 18° 24' W 580.1 feet to an iron pin; thence N 64° 37' E 199.36 feet along the rear to an iron pin; thence along the common boundary of the subject property herein conveyed and the westerly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, S 18° 17' E 568.66 feet to a point marked by an iron pin; thence continuing along the easterly boundary of the John B. Holley and wife, Marjorie Phelps Holley, property S 26° 45' E 345.7 feet to the point of beginning, **containing 3.0 acres**.

IN ADDITION to the above described conveyance in fee simple the grantor, Tonie F. Monk (formerly Tonie F. Grimes), further conveys to the grantee a permanent easement for the purpose of construction and maintenance of a septic tank overflow field system located and described as follows:

BEGINNING at a point in the easterly boundary of the property conveyed to John B. Holley and wife, Marjorie Phelps Holley, of record in Book 3133, page 363, Register's Office for Davidson County, Tennessee, in the common boundary line of the property

herein conveyed and the John B. Holley and wife, Marjorie Phelps Holley, property 345.7 feet north of Tennessee Hwy No. 12; thence along the common boundary line of the John B. Holley and wife, Marjorie Phelps Holley property and the subject property herein conveyed, S 26° 45' E 100 feet to a point; thence S 60° 41' W 50 feet to a point; thence northwardly parallel with the common boundary line between subject property herein conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, and the John B. Holley and wife, Marjorie Phelps Fortner property 100 feet to a point; thence S 60° 41' W 50 feet to the point of beginning. Said easement to run with the land and to continue until a publicly owned sewerage disposal system is available and connected to the subject property, after which the described easement will terminate.

BEING the same property conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, by deed from J. D. Phelps, Sr. and wife, Alma Louise Phelps, of record in Book 4937, Page 50, Register's Office for Davidson County, Tennessee, and the same property conveyed to Clarence W. Fortner and wife, Dorothy L. Fortner, by deed from John B. Holley and wife, Marjorie Phelps Holley, of record in Book 4883, Page 838, said Register's Office. Dorothy L. Fortner predeceased Clarence W. Fortner and he acquired the entire fee as the surviving tenant by the entirety. The grantor and grantee herein acquired title as tenants in common under the Last Will and Testament of Clarence W. Fortner, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, docket number 06P563.

THIS description is the same as the previous deed of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 4th day of October, 2006.

Tonie F. Monk

TONIE F. MONK

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **TONIE F. MONK**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 4th day of October, 2006.

James W. Stinnett, Jr. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

James W. Stinnett, Jr.
Notary Public

My Commission Expires: 01/26/2008

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

James W. Stinnett, Jr. Agt.
Affiant

Subscribed and sworn to before me, this 4th day of October, 2006.

Grace Hamlett NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Grace Hamlett
Notary Public

My Commission Expires: 01/26/2008