Gulleff AJH

Davidson County DEEDQC
Recvd: 11/06/06 15:35 3 pgs
Fees:17.00 Taxes:0.00
20061106-0138122

THIS INSTRUMENT PREPARED BY:

Andra J. Hedrick, Esq.
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P. O. Box 198888
Nashville, Tennessee 37219-8888
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual ~~consideration~~ for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2006.

ANDRA J. HEDRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-22-08

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Richard C. Watts and wife, Deborah L. Watts 2335 Stewarts Ferry Pike Hermitage, TN 37076	Countrywide Home Loans Mail Stop SV-31A 450 American Street Simi Valley, CA 93065	111-00 32.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and for love and affection and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD C. WATTS**, hereinafter called the Grantor, hereby releases, remises, quitclaims and gives unto **RICHARD C. WATTS** and wife, **DEBORAH L. WATTS**, as tenants by the entireties, hereinafter called the Grantees, all right, title, and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

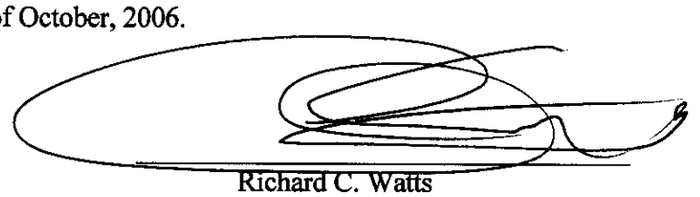
Tract No. 9 according to a survey of Robert E. Francis of Murfreesboro, TN, of the property of Caesar E. Urrutia and wife, dated 9/9/86 and a certain tract of land in the 4th Civil District of Davidson County, TN. Beginning at a concrete monument set in a common line to lands formerly owned by John S. Jenkins (heirs) and M.A. Henry and wife, Lavenia Henry; the coordinates of said monument are X=1,837.962.98, Y=633,652.88 and is approximately 1,133.37 feet north of the centerline of Stewarts Ferry Pike at an angle of 10 degs. 11' 15" E, also being the SW corner of the property conveyed to the United States of America by deed of record in Book 3846, page 220, known as Tract No. 517 onto the U.S. Army Corps of Engineers J. Percey Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, TN; thence S 76 degs. 45' 20" E 1,142.62 ft. to a corp pin; thence N 55 degs. 16' 4" E 625.34 ft. to the true point of beginning, said point being the NW corner of Tract 9 on the above mentioned survey, thence S 6 degs. 04' 42" W along the dividing line of Tracts 8 and 9, 1,311.19 ft. to the centerline of Stewards Ferry Pike, thence Southwardly along the centerline of Stewarts Ferry Pike N 81 degs. 47' 10" E 153.45 ft.; thence N 89 degs. 50' 12" E 46.55 ft. to a nail; thence northwardly along the dividing lines of Tracts 9 and 10 N 6 degs. 04'42" E 1297.44 ft. to a point in the S line of the above mentioned Tract 517; thence N 40 degs. 38' 30" W 10589 ft. to the corp pin; thence S 55 degs. 16' 04" W 155.75 ft. to the true point of beginning, containing 6.01 acres, more or less. This tract is subject to a 16 S ft. road right of way easement adjacent to and parallel with the centerline of Stewarts Ferry Pike.

Being the same property conveyed to Richard C. Watts by deed from National Bank of Commerce, of record as Instrument No. 20020708-0081957, Register's Office for Davidson County, Tennessee.

This is improved property known as 2335 Stewarts Ferry Pike, Hermitage, Tennessee 37076.

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

WITNESS my hand this 3rd day of October, 2006.



Richard C. Watts

296473.1/2006354

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 3rd day of October, 2006.

Notary Public

My Commission Expires: 11-22-08

ANDRA J. HEDRICK
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

296473.1/2006354