THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Stephen Flatt	New Owner	00700020200
2109 Tinnin Road		
Goodlettsville, TN 37072		

Davidson County DEEDQC
Recvd: 04/04/07 14:02 2 pgs
Fees:13.00 Taxes:77.70
20070404-0040481

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Associates. PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $ 21,000.00.

Kristy Warren Flatt
Affiant

Subscribed and sworn to before me, this the 19th day of March, 2007.

Jennifer Quinn
Notary Public

My commission expires: 11/13/09

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Stephen Flatt and wife, Kristy Warren-Flatt , "Grantors" by these presents, do hereby quitclaim and convey unto Stephen Flatt, a married man ,"Grantee", his successors and assigns, all of his right, title, and interest in and to the following described property in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TINNIN ROAD ESTATES – Tract #9 – BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the easternmost northeast corner of Tract #8 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 491.54 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #8 South 86 degrees 43 minutes 11 seconds West 225.00 feet to an iron rod; thence North 84 degrees 37 minutes 42 seconds West 444.60 feet to an iron rod; thence North 05 degrees 22 minutes 18 seconds East 346.51 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 611.65 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minute 01 second East 233.15 feet to a point; same being a point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 04 degrees 56 minutes 19 seconds, a radius of 979.93 feet, a tangent length of 42.26 feet, and a chord of South 06 degrees 29 minutes 10 seconds East 84.44 feet; thence along said curve an arc length of 84.47 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated June 6, 2001.

Being the same property conveyed to Stephen Flatt and wife, Kristy Warren-Flatt by Deed from Gourley and Associates, LLC, dated July 16, 2001, of record in Instrument Number 200107190076887, Register's Office for Davidson County, Tennessee.

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

unimproved (___)
This is improved (X) property, known as 2109 Tinnin Road, Goodlettsville, TN 37072.

Witness my hand this 19th day of March, 2007.

Grantor- Stephen Flatt

Grantor- Kristy Warren-Flatt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephen Flatt, 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 19th day of March, 2007.

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 3/20/10.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristy Warren-Flatt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of March, 2007.

Notary Public

My Commission Expires 11/13/09.

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY