Davidson County DEEDQC
Recvd: 04/19/07 09:05 3 pgs
Fees:17.00 Taxes:0.00
20070419-0046557

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 26th day of March, 2007, by and between

BURLEY NELSON, JR. and TANYA NELSON, individually and as surviving tenants of WILLIE FRANCES NELSON, deceased,

Hereinafter referred to as Grantor, and

BURLEY NELSON, JR. and TANYA NELSON, husband and wife, as joint tenants with right of survivorship,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book _____, at page _____, Instrument Number 200004040033458, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____

Burley Nelson, Jr. 3/29/07
BURLEY NELSON, JR.

_____

Tanya Nelson 3/27
TANYA NELSON

STATE OF Tenn }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, BURLEY NELSON, JR., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of March, 2007.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Marie Milstein
Notary Public
Commission expires: 07/19/08

STATE OF Tenn }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TANYA NELSON, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of March, 2007.

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Marie Milstein
Notary Public
Commission expires: 07/19/08

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Burley Nelson, Jr. 3/29/07
Affiant

Subscribed and sworn to before me this 26 day of March, 2007.

Marie Milstein
Notary Public
Commission Expires 07/19/08

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Tanya Nelson
Affiant

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
BURLEY NELSON, JR. 1232 Briarville Road Madison, TN 37115	BURLEY NELSON, JR. 1232 Briarville Road Madison, TN 37115	1232 Briarville Road Madison, TN 37115 MAP PARCEL NO.: 51-0-44.00

232 Quitclaim Deed

EXHIBIT A

LEGAL DESCRIPTION

BEING A PART OF A 9 ACRE TRACT IN THE ORIGINAL 11TH DISTRICT OF SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY H. GEE, SURVEYOR, AS REVISED OCT. 29,1962, AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF BRIERSVILLE ROAD, 60 FEET SOUTH FROM THE SOUTHEAST CORNER OF A GRAVEYARD; SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ALLEN A. TALLEY AND WIFE, BY DEED OF CORRECTION FROM SAM ROBINSON OF RECENT DATE; THENCE ALONG TALLEY'S SOUTH LINE, SOUTH 88 DEGREES 40 MINUTES WEST 316 FEET TO A POINT; THENCE SOUTH 0 DEGREES 15 MINUTES WEST 207.3 FEET TO A POINT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 315 FEET MORE OR LESS TO THE WEST MARGIN OF BRIERSVILLE ROAD; THENCE WITH THE MARGIN OF SAID ROAD, NORTH 0 DEGREES 30 MINUTES EAST 207.3 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS THAT PORTION OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY WARRANTY DEED FROM WILLIE FRANCES NELSON, UNMARRIED, DATED JANUARY 6, 1989, RECORDED JANUARY 9, 1989, OF RECORD IN BOOK 7747, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A 9 ACRE TRACT IN THE ORIGINAL ELEVENTH (11TH) DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF PARCEL 44 OF MAP 51 AND LYING APPROXIMATELY 25 FEET WEST OF THE EXISTING CENTERLINE OF BRIARVILLE ROAD; THENCE NORTH 84 DEGREES 52 MINUTES 33 SECONDS WEST ALONG PROPERTY LINE FOR A DISTANCE OF 5.0 FEET TO A POINT; THENCE NORTHEASTERLY WITH A CURVE TO THE RIGHT OF RADIUS 762.90 FEET FOR A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 6 DEGREES 45 MINUTES 53 SECONDS WEST ALONG EXISTING RIGHT-OF-WAY LINE OF BRIARVILLE ROAD FOR A DISTANCE OF 84.67 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 279 (PLUS OR MINUS) SQUARE FEET.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: BEING A 20 FOOT WIDE STRIP OF LAND LYING ADJACENT TO, PARALLEL, AND ON THE WEST SIDE OF THE ABOVE RIGHT-OF-WAY DESCRIPTION AND CONTAINING THEREIN AN AREA OF 2072 (PLUS OR MINUS) SQUARE FEET. SAID TEMPORARY EASEMENT TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIE FRANCES NELSON, AN UNDIVIDED ONE-HALF INTEREST, AND BURLEY NELSON, JR. AND WIFE, TANYA NELSON, AS TENANTS BY THE ENTIRETY, AN UNDIVIDED ONE-HALF INTEREST, HELD AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM J. WAYNE THOMAS, TRUSTEE RECORDED 04/04/2000 IN DEED DOCUMENT 200004040033458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Our File No. 071366 ©

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