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Davidson County DEEDQC
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NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481

QUITCLAIM DEED

Address New Owner(s) as follows: LEIGH ANGELA DORRIS VANCE, 4677 Grays Point Road, Joelton TN 37080

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel No. **028-00-0/059.00**

THIS QUITCLAIM DEED is made and entered into on this 9th day of March 2007, by and between **JOSEPH BRENT VANCE**, hereinafter referred to as Grantor, and **LEIGH ANGELA DORRIS VANCE**, hereinafter referred to as Grantee, her heirs and assigns.

W I T N E S S E T H: THAT

For and in consideration of the sum of One ($1.00) Dollar, the receipt of which is hereby acknowledged, and other good and valuable considerations to said Grantor in hand paid by said Grantee, Grantor does hereby remise, release, grant, quitclaim and convey unto Grantee, **LEIGH ANGELA DORRIS VANCE**, her heirs and assigns, forever, all of his right, title and interest in and to the **improved** real property identified as **4677 Grays Point Road, Joelton, Davidson County, Tennessee 37080**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

This is a transfer of appreciated marital property between spouses in connection with a divorce and is not a sale or exchange or other disposition of property. No privilege tax is

due and payable pursuant to **Tennessee Code Annotated, Section 67-4-409(a)(3)(A).**

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

IN WITNESS WHEREOF, the Grantor has duly executed this Quitclaim Deed on the day and year first written above.

Joseph B Vance
JOSEPH BRENT VANCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOSEPH BRENT VANCE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of March 2007.

Notary Public

My commission expires 9-25-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 9th day of March 2007.

Notary Public

My commission expires 9-25-10

EXHIBIT A-2

Property address: **4677 Grays Point Road**
Joelton TN 37080

Map/Parcel No. **028-00-0 059.00**

TRACT 1: LAND in the 14th Civil District of Davidson County, Tennessee BEING known as Tract 1 on the Map of the Pemberton Property, and described according to a copy of a survey made by Hickerson, Adams and Johnson, dated February 6, 1963, as follows:

BEGINNING at an iron pin in the east margin of Gray's Point Road, opposite a spike in the centerline of the same, in an old established, fence line, the southwest corner of this tract; thence along said old fence line, South 85 degree 40 minutes East 148 feet to a gum and hickory tree; thence North 57 degrees East 214 feet to a gum tree; thence leaving old fence, North 35 degrees 20 minutes West 56.5 feet to an iron pin a corner of Tract 2; thence with the line between Tracts 1 and 2; South 82 degrees 20 minutes West 316.5 feet more or less to an iron pin in the east margin of Gray's Point Road; thence with the margin of same, South 7 degrees 40 minutes East 104.2 feet to the point of beginning, containing .78 of an acre, more or less.
BEING the same property conveyed to Billy Joe Neeley, and wife, Frankie J. Neeley by deed from Sue T. Viaches and Elinor Hardy Folk of record in Book 4749, page 905, said Register's Office.

TRACT 2: Land in the 14th Civil District of Davidson County, Tennessee BEING known as Tract No. 2 on the Map of the Pemberton Property, and described accordin to a copy of a survey made by Hickerson, Adams & Johnson, dated February 6, 1963, as follows:

BEGINNING at an iron pin in the East margin of Grays Point Road, at the corner of Tracts 1 and 2; thence with the line between said Tracts, North 82 degrees 20 minutes East 316.5 feet more or less to an iron pin; thence North 35 degrees 20 minutes West 113 feet to an iron pin, a corner of Tract 3; thence with the li between Tracts 2 and 3, South 82 degrees 20 minutes West 262.5 feet more or less to an iron pin in the east margin of Gray's Point Road; thence with the margin o the same, South 7 degrees 40 minutes East 100 feet to the point of beginning, containing .64 of an acre, more or less. BEING the same property conveyed to Billy Joe Neeley, and wife, Frankie J. Neeley by deed from Sue T. Viaches and Elinor Hardy Folk of record in Book 4749, page 905, said Register's Office.

TRACT 3: LAND in the 14th Civil District of Davidson County, Tennessee, LAND bei known as Tract No. 3 on the Map of the Pemberton Property, and described accordi to a copy of a survey made by Hickerson, Adams & Johnson, dated February 6, 1963 as follows:
BEGINNING at an iron pin in the east margin of Gray's Point Road, at the corner Tracts 2 and 3, thence with the line between said Tracts, North 82 degrees 20 minutes East 262.5 feet more or less to an iron pin; thence North 35 degrees 20 minutes West 417.5 feet to an iron pin in the easterly margin of Gray's Point Road, about two miles from Eaton Creek Road; thence with the margin of Gray's Point Road, southerly around a curve, 286.5 feet to an iron pin; and continuing with the margin of said road, South 7 degrees 40 minutes East 100 feet to the poi of beginning, containing 1.2 acres more or less.
BEING the same property conveyed to Frankie Joyce Neeley by Final Decree dated November 5, 1976 of record in Book 5158, page 131 of the Register's Office of Davidson County, Tennessee

Jerry Lance 5-30-99
Wilma M. Lance 5-30-99

Being the same property conveyed to Jerry Duane Lance and wife, Wilma Modean Lance, by Deed recorded in Book **5204**, page **526**, Register's Office for **Davidson** County, Tennessee,

Being the same property vested in **Joseph Brent Vance and Leigh Angela Dorris, joint tenants with the right of survivorship**, by Warranty Deed from Jerry Duane Lance and wife, Wilma Modean Lance, recorded in Book **11515**, page **323**, Register's Office for **Davidson** County, Tennessee,

THIS IS A TRANSFER OF APPRECIATED MARITAL PROPERTY BETWEEN SPOUSES IN CONNECTION WITH A DIVORCE AND IS NOT A SALE, EXCHANGE OR OTHER DISPOSITION OF PROPERTY. NO PRIVILEGE (RECORDING) TAX IS DUE AND PAYABLE PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(A). See **ANGELA LEIGH DORRIS VANCE** v. **JOSEPH BRENT VANCE, Eighth** Circuit Court, **Davidson** County, Tennessee, Case No. **06D-1082.**