Davidson County DEEDQC
Recvd: 05/11/07 16:16 3 pgs
Fees:17.00 Taxes:0.00
20070511-0056972

Map - Parcel Numbers
Map Number: 14
Parcel: ~~115~~ 213 KH

QUITCLAIM DEED

FROM:	DENNIS A. GREEN And RUTHANN E. GREEN	This Instrument Was Prepared Upon Information Furnished by the Parties by:
To:	KEVIN D. GREEN And ALICIA P. GREEN	Howard M. Skipworth #012469 Attorney At Law 6408 Clarksville Pike P.O. Box 489 Joelton, Tennessee 37080 Telephone: (615) 876-2550

ADDRESS OF NEW OWNER:

KEVIN D. GREEN and
ALICIA P. GREEN
7334 Harper Road
P.O. Box 223
Joelton, TN 37080

SEND TAX BILLS TO:

KEVIN D. GREEN, ET UX
7334 Harper Road
P.O. Box 223
Joelton, TN 37080

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Alicia P Green
AFFIANT

Sworn to and subscribed before me

this 11th day of May, 2007.

Howard M. Skipworth
NOTARY PUBLIC
My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 28, 2008

Quitclaim Deed made by us, DENNIS A. GREEN and RUTHANN E. GREEN, HUSBAND AND WIFE, transferors, of 7330 Harper Road, Joelton, Tennessee, 37080, County of Davidson, State of Tennessee, to KEVIN D. GREEN and ALICIA P. GREEN, HUSBAND AND WIFE, transferees, 7334 Harper Road, Joelton, Tennessee, 37080.

We quitclaim to transferees all our right, title and interest in the following described real property in the County of Davidson, State of Tennessee:

(See attached exhibit "A" for description).

This is unimproved property known as 5.099 acres, Harper Road, Joelton, Davidson County, Tennessee, 37080.

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

WITNESS my hand this 11th day of MAY, 2007.

DENNIS A. GREEN

RUTHANN E. GREEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me , the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared DENNIS A. GREEN and RUTHANN E. GREEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of MAY, 2007.

NOTARY PUBLIC

My commission expires:

_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:
Howard M. Skipworth
6408 Clarksville Pike
P.O. Box 489
Joelton, TN 37080

EXHIBIT 'A'

BEING a Tract of land in the 1st Councilmanic District of Davidson County, Tenessee and portion of that property conveyed to J.T. Green Jr., and ETUX, in Book 4301, Page 206, Register's Office for Davidson County, Tennessee, more accurately described acording to a survey by Tommy E. Walker (TN. Lic. No. 1465) Dated 09-01-01 described as follows:

Beginning at an existing concrete monument in the Easterly margin of an access road, said monument being the most West Southwesterly corner to herein described tract; thence with said margin North 16 degrees 00 minutes 43 seconds East, 92.43 feet to an existing concrete monument; thence now leaving said margin South 86 degrees, 24 minutes, 00 seconds East, 180.00 feet to a set iron pin; thence North 22 degrees 52 minutes 46 seconds East, 260.00 feet to a set iron pin; thence South 63 degrees 22 minutes 00 seconds East, 278.48 feet to a set iron pin; thence North 37 degrees, 05 minutes 59 seconds East, 283.35 feet to a 10 inch maple tree; thence South 42 degrees, 33 minutes, 31 seconds East, 256.10 feet to a point in the center of a creek; thence with said center of creek for the next eleven calls: South 53 degrees 31 minutes 54 seconds West, 142.43; thence South 27 degrees 35 minutes 25 seconds West, 60.65 feet; thence South 75 degrees, 44 minutes, 03 seconds West, 37.52 feet; thence South 17 degrees, 02 minutes, 52 seconds West, 77.83 feet; thence South 47 degrees 44 minutes 04 seconds, West, 85.22 feet; thence South 27 degrees, 36 minutes 28 seconds West, 40.78 feet; thence South 70 degrees 53 minutes 59 seconds West, 170.67 feet; thence North 87 degrees 04 minutes, 25 seconds West, 57.40; thence South 76 degrees 22 minutes 26 seconds, West, 41.17 feet; thence South 85 degrees, 16 minutes 58 seconds West, 56.92 feet; thence South 64 degrees 19 minutes, 41 seconds, West, 37.54 feet; thence now leaving said creek North 27 degrees 48 minutes 19 seconds East, 177.92 feet; thence North 88 degrees 01 minutes 00 seconds West, 349.56 feet to the point of beginning containing 5.099 acres.

BEING the same property conveyed to DENNIS A. GREEN and RUTHANN E. GREEN, HUSBAND AND WIFE, by Deed from J.T. GREEN, JR. and AGNES B. GREEN, HUSBAND AND WIFE, of record at instrument number 20011129-0130940, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN not yet due and payable (MAP 14, PARCEL ~~16~~). 213 21
2. Unrecorded easements for roads and utilities, if any.
3. Right of way for Harper Road.
4. Easement for natural flow of creek.