QUITCLAIM DEED

ADDRESS OF NEW OWNER
Sonya Brooks-Shutes
6719 Burkitt Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Sonya Brooks-Shutes
6719 Burkitt Road
Antioch, Tennessee 37013

Map-Parcel Numbers
187-140

Davidson County DEEDQC
Recvd: 05/30/07 08:23 2 pgs
Fees:12.00 Taxes:0.00
20070530-0063777

FOR AND IN CONSIDERATION of a final decree of divorce filed in the Chancery Court of Rutherford County, Tennessee, case # 07-0150DR, I, John Ivory Shutes, grantor, by these presence do hereby quitclaim and convey unto Sonya Brooks-Shutes, grantee, her successors and assigns, all my right title and interest in and to the following described tract of land.

Land in Davidson County, Tennessee, being Tract No. IV on the survey of Dale and Associates Job No. 90-078 dated March 17, 1993 of the Mary Ann Smith property in the Second Civil District of Metro Nashville Davidson County, Tennessee thereafter First Counilmanic District described as follows:

Beginning at an iron rod in the southerly margin of Burkitt Road, said point being a common corner between the property conveyed to Mary Ann Smith of record in Deed Book 4221, Page 694 and the property conveyed to Elizabeth Cook Pendergrass of record in Book 3705, Page 122, Register's Office for Davidson County, Tennessee; Thence, following said common property line, South 00 degree 52' 32" West for a distance of 435.11 feet to an iron rod; Thence South 14 degree 1' 38" East, a distance of 514.86 feet to an iron rod; Thence, South 04 degree 45' 47" West, a distance of 463.46 feet to an iron rod in the northerly line of the property conveyed to Robert Tuggle of record in Deed Book 6441, Page 534, Register's Office for Davidson County, Tennessee; Thence with the Tuggle's line North 83 degree 08' 02" West, a distance of 100.64 feet to a point in the center of Indian Creek; Thence with said creek, North 51 degree 01' 41" West, a distance of 223.15 feet to a point; Thence North 47 degree 33' 20" West a distance of 199.03 feet to a point; Thence leaving said creek North 06 degree 07' 18" East a distance of 1139.72 feet to an iron rod in the southern margin of Burkitt Road. Thence along said road, South 83 degree 52' 42" East, a distance of 220.33 feet to the point of beginning and containing 10.04 acres of land more or less.

Being the same property conveyed to Travis D. Walters and wife Dorothy Walters, by deed of record in Instrument No. 20030103-0001131, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John I. Shutes and wife, Sonya F. Brooks Shutes, by deed of record in Instrument No. 20050324-0032244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 6719 Burkitt Road, Antioch, Tennessee 37013.

Witness my hand this 2nd day of May, 2007.

JOHN IVORY SHUTES

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, notary public in and for said County and State, **JOHN IVORY SHUTES**, the Grantor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Rutherford County, Tennessee, on this 2nd day of May, 2007.

SHEILA R. BAKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sheila R. Baker
NOTARY PUBLIC

My Commission Expires: 12-27-09

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

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

JOHN IVORY SHUTES

Sworn to and subscribed before me this 2nd day of May, 2007.

Sheila R. Baker
NOTARY PUBLIC

My Commission Expires: 12-27-09

PREPARED BY:

R. TIMOTHY HOGAN
Attorney at Law
104 North Church Street
Murfreesboro, Tennessee 37130
(615) 848-1221

SHEILA R. BAKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY