Davidson County DEEDQC
Recvd: 06/01/07 10:28 4 pgs
Fees:22.00 Taxes:0.00
20070601-0065027

Prepared by:
Riney Title & Escrow, LLC. 7003 Chadwick Drive, Suite 227, Brentwood, TN 37027

PREPARER OF THIS DOCUMENT MAKES NO WARRANTIES AS TO TITLE ON THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Michael Laughlin	SAME	174- p/o 185
5704 Cane Ridge Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Margaret K. Gilmore, by these presents does hereby quitclaim and convey unto Michael Laughlin and wife, Dianna Tindell his/her/their successors and assigns, all his/her/their rights, title and interest in and to the following described tract of land:

See attached Exhibit "A"

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

Witness my/our hand(s) this 31st day of May 2007, the corporate party, if any, having caused its name to be signed hereto by its duly-authorized officers on said day and date.

Margaret K. Gilmore
Margaret K. Gilmore

State of TN
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Margaret K. Gilmore
Affiant

Sworn to and subscribed to before me, this the 31st day of May.

My commission expires:
MY COMMISSION EXPIRES MAY 22, 2010

Notary Public

STEPHEN C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret K. Gilmore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 31st day of May 2007.

My commission expires:

MY COMMISSION EXPIRES MAY 22, 2010

Notary Public

STEPHEN C. WARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A" (SEE EXHIBIT MAP)

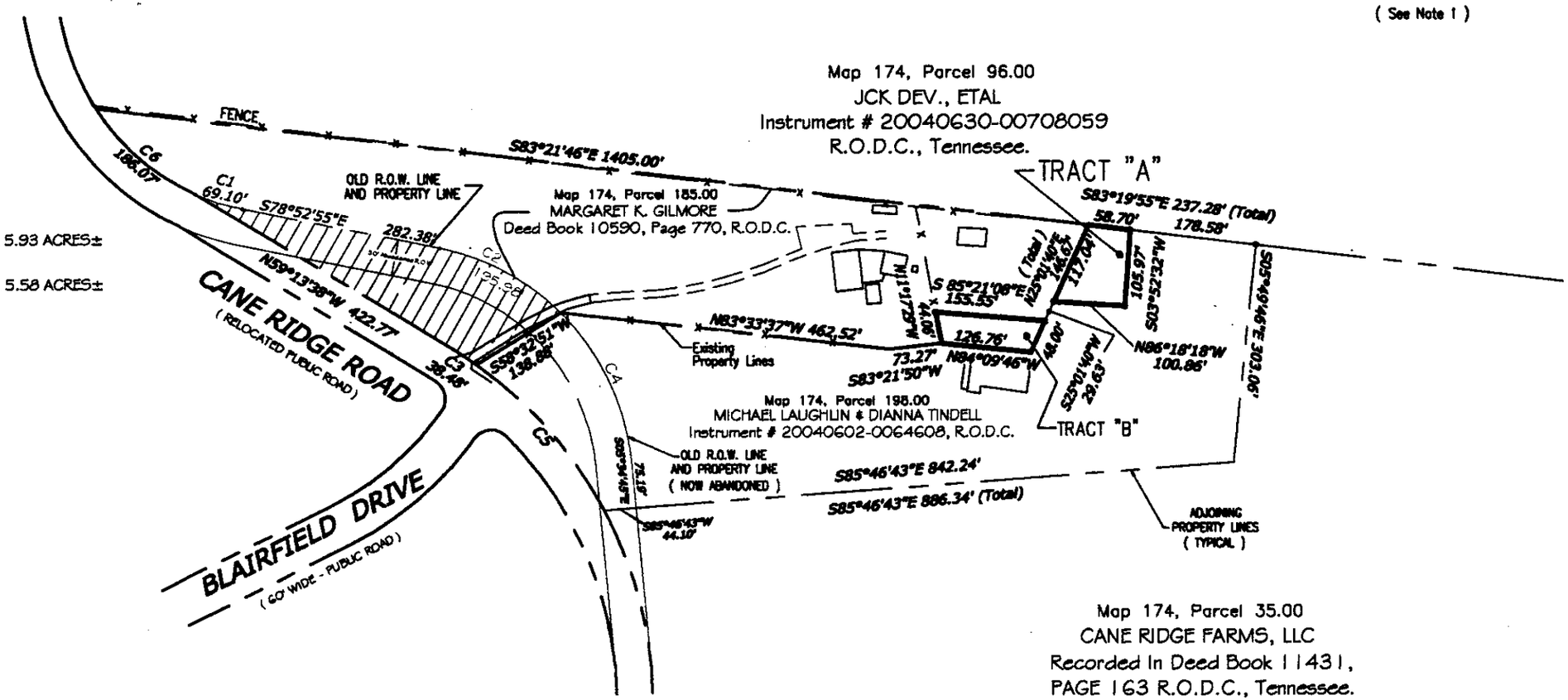
A Tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being bounded on the north and west by a tract of land as deeded to Margaret K. Gilmore as of record in Book 10590, Page 770, Register's Office for Davidson County, Tennessee; and on the east and south by the lands of which this tract is a part, said lands belonging to Michael Laughlin and Dianna Tindell as of record in Instrument No. 20040602-0064608, Register's Office for Davidson County, Tennessee; and being more particularly described according to a boundary and partition survey prepared by: H & H Land Surveying, Inc. – dated May 23, 2007, Job No. 2006-055 as follows:

Commencing at an iron rod (old), in the old northeasterly right-of-way line of Cane Ridge Road (now abandoned – 50' R.O.W.) at the common westerly property corner between the aforesaid Gilmore tract and the Tindell tract; thence, S 83° 33' 37" E 462.52 feet to an iron rod (old); thence, N 83° 21' 50" E 73.27 feet to an iron rod (old) the true point of beginning; thence, leaving said common property line, with a new line through the property of which this tract is a part, generally with an existing woven wire fence, N 11° 17' 29" W 44.06 feet to an iron rod (new); thence, leaving said line and fence, and continuing with a new line S 85° 21' 08" E 155.55 feet to an iron rod (new) in the common property line between the aforesaid Gilmore tract and the Tindell tract; thence, with said common line, in part, S 25° 01' 40" W 48.00 feet to an iron rod (old) at a break in said common line; thence, with said common line, in part, N 84° 09' 46" W 126.76 feet to the point of beginning and containing 6168 square feet or 0.14 of an acre more or less as calculated by the above bearings and distances.

Being part of the same property conveyed to Margaret K. Gilmore by Deed of record in Book 10590, Page 770, Register's Office for Davidson County, Tennessee.

EXHIBIT MAP

CURVE DATA TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	322.00'	34.68'	69.10'	S72°44'04"E	68.96'
C2	337.96'	100.83'	195.98'	N62°20'41"W	193.25'
C3	638.23'	19.25'	38.50'	N57°22'00"W	38.49'
C4	337.96'	116.01'	223.50'	N26°39'42"W	219.45'
C5	575.80'	139.16'	273.09'	N41°46'39"W	270.54'
C6	322.00	95.76'	186.07'	N50°01'59"W	183.49'



AREAS:

PARCEL 185.00 AND TRACT "A":
TOTAL: 258,380 SQ. FT.± OR 5.93 ACRES±

PARCEL 198.00 AND TRACT "B":
TOTAL: 242,936 SQ. FT.± OR 5.58 ACRES±

LEGEND

- ● IRON ROD (N)
- ○ IRON ROD (O)
- ◆ FIRE HYDRANT
- ⊛ WATER VALVE
- ⊠ WATER METER
- [E] ELECTRIC METER
- Ø UTILITY POLE
- (24.67') BLDG. TIE DIST. TO CLOSEST PROPERTY CORNER. (PERPENDICULAR TO PROPERTY LINE)

Scale: 1" = 200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

FOR: MARGARET GILMORE
5700 CANE RIDGE ROAD CITY OF NASHVILLE, ANTIOCH, TENNESSEE.
32nd COUNCILMANIC DISTRICT - METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, (ANTIOCH) TENNESSEE

JOB NO. 2006-055
DRAWN BY: J.A.L.
CHECKED BY: M.V.H.
DATE: MAY 30, 2007