Davidson County DEEDQC
Recvd: 06/15/07 12:22 3 pgs
Fees:22.00 Taxes:0.00
20070615-0071874

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
DEANA L. HOWELL AND RICHARD SCOTT USELTON	MAP 006-00-0, PARCEL 053.00
2225 BAKER ROAD	
GOODLETTSVILLE, TN 37072	
SEND TAX BILLS TO:	
DEANA L. HOWELL AND RICHARD SCOTT USELTON	
2225 BAKER ROAD	
GOODLETTSVILLE, TN 37072	

STATE OF TENNESSEE :

COUNTY OF Davidson

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 5 DAY OF JUNE, 2007.

Denise C. Allis
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 5th DAY OF JUNE, 2007.

Kristie S. Taylor
NOTARY PUBLIC

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

MY COMMISSION EXPIRES: 01-24-2010

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a JOINT TENANCY WITH RIGHT OF SURVIVORSHIP in DEANA L. HOWELL AND RICHARD SCOTT USELTON, I, DEANA L. HOWELL, by these presents do hereby quitclaim and convey unto DENISE C. ALLIS, TRUSTEE, his successors and assigns, all of my right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A"

This is improved property known as 2225 BAKER RD., GOODLETTSVILLE, TN 37072.

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

And Now, I, the said DENISE C. ALLIS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto DEANA L. HOWELL AND RICHARD SCOTT USELTON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 5th day of JUNE, 2007.

Deana L Howell
DEANA L. HOWELL

Denise C. Allis, Trustee
DENISE C. ALLIS, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANA L. HOWELL, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 5th day of JUNE, 2007.

Kristie S. Taylor
Notary Public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE C. ALLIS, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 5th day of JUNE, 2007.

Kristie S. Taylor
Notary Public

My commission expires: 07-24-2010

KRISTIE S. TAYLOR Notary Public at Large DAVIDSON CO., TENNESSEE

EXHIBIT "A"

LAND IN DAVIDSON COUNTY TENNESSEE. BEING THE REMAINING PROPERTY OF VIRGINIA HOLLAND, AS OF RECORD IN BOOK 982, PAGE 661, R.O.D.C.,TN.

BEGINNING AT AN IRON ROD ON THE NORTHERN MARGIN OF BAKER ROAD, SAID POINT BEING LOCATED 37 FEET S 46 DEGREES 30' E OF THE INTERSECTION WITH OLD BAKER ROAD, BEING THE SOUTHEAST CORNER OF THE PROPERTY OF JOHN PATRICK MORTON (BK 11364, PG 828, R.O.D.C.,TN) AND BEING THE SOUTHWEST CORNER OF THIS PARCEL;

THENCE LEAVING SAID ROAD MARGIN WITH LINE OF MORTON, N 48 DEGREES 00' E 257.95 FEET TO AN IRON;

THENCE CONTINUING WITH LINE OF MORTON, N 18 DEGREES 00' E 47.00 FEET TO AN IRON ROD ON THE SOUTHERN MARGIN OF RAIL-ROAD;

THENCE WITH MARGIN OF RAIL-ROAD, S 50 DEGREES 00' E 69.75 FEET TO A POINT;

THENCE CONTINUING WITH MARGIN OF RAIL-ROAD, S 54 DEGREES 00' E 100.00 FEET TO AN IRON ROD AT THE PROPERTY OF LLOYD C. CRAWFORD, JR. (BK 8286, PG 665, R.O.D.C.,TN);

THENCE WITH THE LINE OF CRAWFORD, S 30 DEGREES 00' W 328.09 FEET TO AN IRON ROD ON THE NORTHERN MARGIN OF BAKER ROAD, SAID POINT BEING THE SOUTHWEST PROPERTY CORNER OF JOSEPH D. WHITE (BK 10168, PG 332, R.O.D.C.,TN);

THENCE WITH THE MARGIN OF BAKER ROAD, N 46 DEGREES 00' W 245.37 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.40 ACRES, MORE OR LESS; AS SURVEYED AUGUST 29, 2005 BY L. STEVEN BRIDGES, JR., RLS#1740, 311 EAST MAIN STREET, SUITE ELEVEN, HENDERSONVILLE, TENNESSEE 37075. PHONE 615-822-5394

Being the same property conveyed to Deana L. Howell, an unmarried person, by Warranty Deed from Judy Ray, Devisee under the Last Will and Testament of Sarah V. Holland, deceased, and husband, Roy Dean Ray, filed for record in Instrument Number 20050906-0106424, Register's Office for Davidson County, Tennessee.