Davidson County DEEDQC
Recvd: 06/29/07 13:53 3 pgs
Fees:17.00 Taxes:0.00
20070629-0077990

This Instrument prepared by:
Bobby D. Davis
Attorney at Law
101 Shepherd Hills Dr.
Madison, Tennessee 37115

Name and Address of New Owner:
Beverly Forehand Garner
2155 Neely's Bend Road
Madison, Tennessee 37115

Send Tax Bills to:
Same

Map and Parcel #
Map 74
Part of Parcel 29

QUITCLAIM DEED

This Deed made on this 28th, day of JUNE, 2007, by and between John C. Forehand,(hereinafter called the "grantors"), and Beverly Forehand Garner (hereinafter called the "grantees ").

Witnesseth: That the said grantors, for and in consideration of the sum of one ($1.00) dollar cash in hand paid by the said grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, have quit claimed, bargained, sold, transferred, and conveyed , and do hereby quit claim bargain, sell, remise, and convey unto Beverly F. Garner, his interest as well as, his heirs, assigns and successors interest, except that I do hereby retain for myself a life estate in this property , in and to the following described property, to wit:

Land in Davidson County, Tennessee and described as follows:

And more particularly described in a survey by J. Bruce Rainey, surveyor #823 dated October 13, 1992 and known as job # 920399 as follows:

Beginning at an iron pin set on the easterly margin of Neely's Bend Road, at the north west corner of the property of Thoms A. Garner of record in book 2806, page 475 Register's Office for Davidson County Tennessee, Thence North 03 degrees, 52 minutes 00 seconds east and along Neely's Bend Road 140 feet more or less to a point, thence leaving the easterly margin of Neely's Bend Road south 87 degrees, 07 minutes 19 seconds east 509.42 feet more or less to a fence line in the rear of the property, thence south 04 degrees, 42 minutes, 35 seconds west 304.52 feet more or less and along the said fence line to an iron pin set at a fence corner; thence north 75 degrees, 21 minutes 22 seconds west 71.19 feet to an iron pin set on the northeasterly margin of Neely's Bend Road ; thence with the northerly margin of Neely's bend Road and a curve to the

left having a radius of 149.04 feet and a long chord of 52.74 feet, said chord having a bearing of north 65 degrees, 10 minutes 04 seconds west a distance along the curve of 53.02 feet to an iron pin; thence continuing with the northerly margin of Neely's Bend Road 25 degrees, 21 minutes 22 seconds west 213.43 feet to an iron pin set at the southeasterly corner of Thomas A. Garner property; thence with Thomas A. Garner's Property the following two calls ; north 03 degrees 52 minutes 00 seconds east 183.58 feet to an iron pin; thence north 86 degrees 08 minutes 00 seconds west 171.89 feet to an iron pin set at the easterly margin of Neely's Bend Road and being the point of the beginning.

Being part of the same property convey to John C. Forehand and wife Corinne Forehand. The said Corinne Forehand having since deceased and of record in book 1306 page 626 Register's Office for Davidson County, Tennessee.

This is improved property known as 2147 Neely's Bend Rd., Madison, Tennessee 37115

This conveyance is subject to such things as the public records may reflect. Further this deed has been prepared based upon information furnished by the parties and without the benefit or the request of a title search.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, right, title and interest hereto belonging to the grantees herein, with their heirs , assigns or successors, forever, and I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered (except for the life estate which I retain).

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

Whenever in this document that a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing quitclaim deed on this the 28th day of June, 2007.

John C Forehand
John C. Forehand

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state of Tennessee, the above named, John C. Forehand. with whom I am personally acquainted and who, upon oath, acknowledged that he executed the quitclaim deed for the purposes therein contained.

Sworn to and subscribed before me, this the 28th, day of June, 2007.

Notary Public
My Commission Expires: 1-26-08

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for the transfer is $00.00

John C Forehand
Affiant

Sworn to and subscribed to before me this the 28th, day of June, 2007.

Notary Public

My Comm. Expires: 1-26-08