Davidson County DEEDQC
Recvd: 06/29/07 13:53 3 pgs
Fees:17.00 Taxes:0.00
20070629-0077991

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

Name and Address of New Owner:
Dawn Corinne Serkins
2147 Neely's Bend Rd.

Madison, Tennessee 37115

Send Tax Bills to:
2147 Neely's Bend Rd.
Madison, Tn. 37115

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 Dawn Corinne Serkins (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 Dawn Corinne Serkins, 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, said point of beginning being the northwest corner of the herein described tract and also the southwest corner of the Dickens property of record in book 6283 page 201, Register's Office for Davidson County, Tennessee Thence leaving the margin of Neely's Bend Road and with Dickens Line and a fence south 87 degrees 07 minutes 19 seconds East 509.42 feet to an iron pin set at the fence corner; thence leaving Dickens Line and with the fence line south 04 degrees 42 minutes 35 seconds west 180 feet more or less to a point which is the property line of that property conveyed to Beverly Forehand Garner , thence leaving fence line west and with the Beverly Forehand Garner

Property Line 509.42 feet to a point in the easterly margin of Neely's Bend Road, thence north 03 degrees 52 minutes 00 seconds east 180 feet to 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.

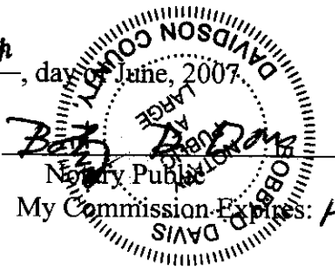
IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing quitclaim deed on this the 28th day of June, 2007.

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

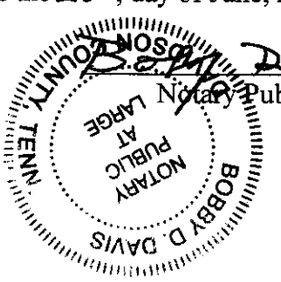
My Commission Expires: 1-26-08

State of Tennessee
County of Davidson

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

Affiant

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



Notary Public

My Comm. Expires: 1-26-08