THIS INSTRUMENT PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
6408 CLARKSVILLE HWY.
JOELTON, TN 37080

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
Charles Wendell Waller Sr.	MAP 23, Part of PARCEL 76
5800 Clarksville Hwy.	
Joelton, TN 37080	
SEND TAX BILLS TO:	
Charles Wendell Waller Sr.	
5800 Clarksville Hwy.	
Joelton, TN 37080	

Davidson County DEEDQC
Recvd: 07/05/07 15:54 4 pgs
Fees:22.00 Taxes:0.00
20070705-0080343

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 21st DAY OF March, 2006.

Charles W. Waller Sr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF March, 2006.

HOWARD M. EXUM WORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXP. JANUARY 28, 2009

Howard M. Exum Worth
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, J. Nicole Waller, a married woman, hereinafter referred to as GRANTOR(S), does hereby quitclaim and convey unto Charles Wendell Waller Sr., a married man, his successors, heirs and assigns, hereinafter referred to as GRANTEE, all of its right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is unimproved property known as TRACT "A", MAP 23, P/O/P 76, JOELTON, TN 37080.

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

WITNESS my hand and seal on this the 21st day of March, 2006.

J. Nicole (Waller) Denny
J. NICOLE (WALLER) DENNY

BRADFORD C. DENNY

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

BEFORE ME, THE UNDERSIGNED, a notary public in and for the county and state abovementioned, personally appeared J. NICOLE (WALLER) DENNY and husband, BRADFORD C. DENNY the Grantor(s) herein, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my official hand and seal, at office, in Goodlettsville, Tennessee, on this 21st day of March, 2006.

Howard M. Skipworth
Notary Public

My commission expires:

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

EXHIBIT "A"

Land situated in the 3rd Councilmanic District, formerly the 10th Civil District, of Metropolitan Nashville and Davidson County, Tennessee, lying on the east side of Lickton Pike between the same and Cummings Branch of Whites Creek, beginning at an iron pin in the east margin of said Lickion Pike, said iron pin being the northwest corner of the property conveyed to James D. Scott, Jr. and wife, Bethany H. Scott, of record in Book 8365, Page 281, Register's Office for Davidson County, Tennessee; thence with said east margin of Lickton Pike North 8 degrees 30 minutes 00 seconds East 201.08 feet to an iron pin; thence with a new line South 81 degrees 20 minutes 00 seconds East 340.26 feet to a point in the center of Cummings Branch; thence with Cummings Brach South 17 degrees 50 minutes 00 west 14.92 feet to a point; thence continuing with Cummings Branch South 5 degrees 15 minutes 00 seconds West 187.38 feet to a point; thence South 24 degrees 15 minutes 00 seconds West 33.72 feet to where a cross is cut in a concrete bridge; thence North 75 degrees 45 minutes 00 Seconds West 341.02 feet to the point of beginning, and containing 1.715 acres or 74,720 square feet, more or less, and known as part of Parcel "B" of Fred True's land, according to a survey made by T. R. Sanford dated May 11, 1957.

Being part of the same property conveyed to J. Nicole Waller by deed from Mary Cummings Horton of record in Deed 20040329, page 0034749, Register's Office for Davidson County, Tennessee.

Said property is subject to two easements of record in Book 7151, page 699, Register's Office for Davidson County, Tennessee: the first being five feet wide for the installation and maintenance of a water line that runs parallel, and north of, the south boundary line of the above described property; and the second an easement for ingress and egress being twenty feet wide, over and across the south and east portion of the above described property.

This conveyance is subject to the Metropolitan Nashville and Davidson County and the State of Tennessee, building Code.

MARCH 13, 2006

PREPARED BY: WM. ROBERT SEIGENTHALER
TENN. REGISTERED LAND SURVEYOR NO. 177
1496 WOODMONT BLVD.
NASHVILLE, TN. 37215
615/292-9235

EXHIBIT "A"
PROPERTY DESCRIPTION OF A
PROPOSED 1.715± ACRE TRACT
BEING THE SOUTH PART OF AN
ORIGINAL 4.03± ACRE TRACT

PART OF PARCEL 76... MAP 23

3rd COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE &
DAVIDSON COUNTY, TENNESSEE

Land situated in the 3rd Councilmanic District, formerly the 10th Civil District, of Metropolitan Nashville and Davidson County, Tennessee, lying on the east side of Lickton Pike between the same and Cummings Branch of Whites Creek, beginning at an iron pin in the east margin of said Lickton Pike, said iron pin being the northwest corner of the property conveyed to James D. Scott, Jr. and Wife, Bethany H. Scott, of record in Book 8365, Page 281, Register's Office for Davidson County, Tennessee; thence with said east margin of Lickton Pike North 8 degrees 30 minutes 00 seconds East 201.08 feet to an iron pin; thence with a new line South 81 degrees 20 minutes 00 seconds East 340.26 feet to a point in the center of Cummings Branch; thence with Cummings Branch South 17 degrees 50 minutes 00 West 14.92 feet to a point; thence continuing with Cummings Branch South 5 degrees 15 minutes 00 seconds West 187.38 feet to a point; thence South 24 degrees 15 minutes 00 seconds West 33.72 feet to where a cross is cut in a concrete bridge; thence North 75 degrees 45 minutes 00 seconds West 341.02 feet to the point of beginning, and containing 1.715 acres or 74,720 square feet, more or less, and known as part of Parcel "B" of Fred True's land, according to a survey made by T.R. Sanford dated May 11, 1957.

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