Davidson County DEEDQC
Recvd: 07/12/07 09:10 2 pgs
Fees:12.00 Taxes:0.00
20070712-0082912

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Walter Lee Ponder, Jr., and wife Jo Ann Ponder 130 Dalton Circle, Hendersonville, TN 37075	Same as New Owner	Map 42-10 Parcel 45

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between WALTER LEE PONDER, JR., hereinafter referred to as the "GRANTOR", and WALTER LEE PONDER, JR., and wife JO ANN PONDER , hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WALTER LEE PONDER, JR., the GRANTOR, has this day bargained, sold and quitclaimed unto WALTER LEE PONDER, JR., and wife JO ANN PONDER, for the purpose of creating a tenancy by the entirety, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Two tracts of land in the 11th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1 : Being Lot #6 on the unrecorded plan of Nashville Trust Company's Subdivision of a part of a 40 acre tract called Halls Lane Subdivision, described according to an unregistered plan of said subdivision as follows:

BEGINNING at a point in the center of Hall's Lane the common corner of Lots Nos. 5 and 6; thence with the line between said Lots southwardly 1270 feet to a point; thence eastwardly 142 feet to a point in the line of Lot No. 7, the original southwest corner of the lot; thence with the line between said lots northwardly 1280 feet to the center line of Halls Lane; thence with the center line of same around a curve westwardly 145 feet to the point of beginning, containing 4.23 acres, more or less.

TRACT NO. 2 : A tract of land in the 11th Civil district of said County, being part of Lot No. 7 on the plan of the lands of Phillip Walker, deceased, as of record in Will Book 10, page 111, County Court for said County and described according to a copy of a survey thereof, made October 19, 1953, by George W. Watkins, Surveyor, as follows:

BEGINNING at a stone in a fence line at the southeast corner of this tract and the southwest corner of the Hyer's tract; thence, along said Hyer line along a fence North 2 deg. East 335 feet to a stone in Ponder's line; thence, with his South line and along the South line of Herron and Guffey's lands, North 86 deg. 30 min. west 800 feet to a point; thence South 8 deg. 20 min. east 350 feet, more or less, to an iron pin in a fence line; thence with said fence, South 86 deg. 30 min. east 737.5 feet to the beginning, containing 6 acres, more or less.

BEING the same property conveyed to WALTER LEE PONDER, JR. by deed filed for record in Book 8472, Page 724, Register's Office for Davidson County, TN.

The above description INCLUDES but this conveyance EXCLUDES a part of the said property conveyed to the State of Tennessee by Warranty Deed filed for record as Instrument # 20010214-0014094 to which deed reference is hereby made.

The GRANTOR further conveys to the GRANTEES an Easement for Ingress and Egress filed for record as Instrument #20011102-0119954, Register's Office for Davidson County, Tennessee, and the Grantees are bound by all of the terms, provisions and conditions contained in same, as fully and to the same extent as if they were the original GRANTEES.

The mailing address for the said property is 725 Old Hickory Blvd., Madison, TN 37115.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 10th day of July, 2007.

WALTER LEE PONDER, JR.

JO ANN PONDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER LEE PONDER, JR. and wife JO ANN PONDER, 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 purposes therein contained.

WITNESS my hand and official seal this the 10th day of July, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 10th day of July, 2007.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC