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

Return to:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
STEVEN D. BLAIR AND WIFE, DONNA C. BLAIR	MAP 48, PARCEL 299
P.O. BOX 344	
WHITES CREEK, TN 37189	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 08/09/07 08:50 3 pgs
Fees:17.00 Taxes:0.00
20070809-0095146

STATE OF TENNESSEE :

COUNTY OF Davidson :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 8th DAY OF August, 2006.7

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF August, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-24-2010

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

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 STEVEN D. BLAIR AND WIFE, DONNA C. BLAIR, I, DONNA C. BLAIR F/K/A DONNA L. COZART, by these presents do hereby quitclaim and convey unto THOMAS E. STEWART, 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 Attached Exhibit A

This is improved property known as 4952 Clarksville Highway, Whites Creek, TN 37189.

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

And Now, I, the said THOMAS E. STEWART, TRUSTEE, for the express purpose of

carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto STEVEN D. BLAIR AND WIFE, DONNA C. L. BLAIR, 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 14 day of November, 2006.

Donna C. Blair
DONNA L. BLAIR F/K/A DONNA L. COZART

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA L. BLAIR F/K/A DONNA L. COZART, 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 Nashville, Tennessee, on this the 14 day of Nov, 2006.

Notary Public

My commission expires: 5/24/08

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

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

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8th day of August, 2007.

Notary Public

My commission expires: 07-24-2010

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

EXHIBIT 'A'

A parcel or tract of land in Davidson County, Tennessee being more particularly described according to a survey made by Chandler Surveying, Jeffrey Patrick Chandler, Surveyor, RLS No. 2353, dated October 11, 2005, described as follows:

Beginning at an existing concrete monument which is the Southeast corner of James Lee West as of record in Book 4340, Page 728, Register's Office for Davidson County, and the Southwest corner of Fred R. Graves and Mattie Lou Graves as of record in Book 3848, Page 597, R.O.D.C.; thence N 40 deg. 40'13" E a distance of 459.76' to an existing iron pipe beside a metal t-post; thence N 46 deg. 33' 13" W a distance of 175.01' to an existing iron pin at a metal t-post, the northwest corner of said west and a point in the line of Eric Ericson as of record in Book 5287, Page 407, R.O.D.C.; thence with Ericson N 40 deg. 44' 58" E a distance of 285.97' to an existing iron pin beside a metal t-post and the common corner to Marie Coleman as of record in Instrument Number 20020502005496, R.O.D.C.; thence with Coleman N 08 deg. 21' 10" E a distance of 147.98' to a set iron pin; thence with a new line severing the remainder of the Graves property as of record in Book 3848, page 597, R.O.D.C. S 81 deg. 38' 52" E a distance of 200.00' to a set iron pin; thence S 08 deg. 21' 10" W a distance of 147.98' to a set iron pin; thence S 16 deg. 14' 27" W a distance of 437.38' to a set iron pin; thence S 31 deg. 28' 20" W a distance of 465.61' to a set iron pin in the North margin of Clarksville Highway, said iron pin being 1,211.58' more or less from the center line of Lloyd Road; thence with a curve turning to the right with an arc length of 250.00', with a radius of 3785.00', with a chord bearing of N 50 deg. 08' 55" W, with a chord length of 249.95' to an existing concrete monument, which is the point of beginning.

Being a portion of the same property conveyed to Fred R. Graves, by Deed from G. Henry Graves and Mattie G. Graves, of record in Book 1031, page 175, Register's Office for DAVIDSON County, Tennessee; and by Deed from G. Henry Graves of record in Book 2542, Page 21, Register's Office for said county. The said Fred R. Graves having subsequently conveyed said property to his wife, Mattie Lou Graves, for the purpose of creating an estate by the entirety in Fred R. Graves and wife, Mattie G. Graves, said deed being of record in Book 3848, Page 597 , said Register's Office. The said Fred R. Graves having died on 1-8-68, and the property vested by operation of law in his surviving spouse, Mattie Lou Graves. Mattie Lou Graves subsequently remarried to Ray Horsley, and became Mattie Lou Graves Horsley. Her husband, Ray Horsley, died on 11-22-96 Mattie Lou Graves Horsley is currently unmarried.

Being the same property conveyed to Donna L. Cozart, unmarried, by Warranty Deed from Mattie Lou Graves Horsley, unmarried, filed for record in Instrument Number 20051121-0140361, Register's Office for Davidson County, Tennessee.