Davidson County DEEDQC
Recvd: 09/04/07 12:58 3 pgs
Fees:17.00 Taxes:0.00

20070904-0105818

QUITCLAIM DEED

20B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Conatser (NAME)	SAME (NAME)	MAP 44
1929 Livingston Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 39.00
Jamestown, TN 38556 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

AMTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 100
Goodlettsville, TN 37072

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

— THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0- D. Steve Conatser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2007.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Marvin T. Reed, by these presents do hereby quitclaim my/our interest unto Steve Conatser, his successors and assigns, all his right, title and interest in and to the following described tract of land:

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee. Being part of Parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28; said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office for said County; thence South 46 deg. 28' 00" east 407.41 feet to the true point of beginning; thence South 46 deg. 28' 00" east 30.02 feet to a point; thence South 41 deg. 45' 28" West 1072.30 feet to a point; thence North 46 deg. 49' 00" West 16.40 feet to a point; thence North 34 deg. 35' 00" West 562.30 feet to a point; thence North 49 deg. 16' 00" East 400.00 feet to a point; thence South 31 deg. 38' 06" East 501.43 feet to a point; thence North 41 deg. 45' 28" East 686.78 feet to the point of beginning.

Also conveyed herein is non-exclusive perpetual easement for purposes of ingress and egress in the following described land:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally southerly from Claudia Drive to a

CONTINUED

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

Witness my hand this 30th day of August, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marvin T. Reed

Marvin T. Reed

CASTQCDE

LEGAL DESCRIPTION CONTINUATION

11.5 acre tract and 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence north 40 deg. 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg. 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg. 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg. 28' East 25.03 feet to a point; thence South 34 deg. 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg. 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg. 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

BEING the same property conveyed to Maxey Ray Starks by Final Decree from Lillian Kathryn Starks of record by Instrument No. 20070116-0006391, Register's Office for Davidson County, TN Also being the same property conveyed to Marvin T. Reed by Warranty Deed from Maxey Ray Starks, unmarried, of record by Instrument No. 20070904-0105817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is unimproved land and is not the principal residence of the Grantor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin T. Reed

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of August, 2007.

Commission expires 11/24/07

My Commission Expires NOV. 24, 2007

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, a corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public