QUITCLAIM DEED

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 26 DAY OF Oct, 2007

Notary Public

MY COMMISSION EXPIRES: 3/21/2009
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
OLD SOUTH TITLE, LLC., 607 Due West Ave., Suite 100, Madison, TN. 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.P. Todd, Vanda Martin, Tera Todd	New Owner	
128 Vandiver Drive		Map 043 Group 12 Parcel 55.00
Madison, TN 37115	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **A. P. Todd, a single person,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **A. P. Todd, Vanda Martin & Tera Todd, as Joint Tenants,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a parcel of land situated in the Second Civil District of Davidson County, Tennessee, and being a part of the east part of Lot No. 9 of Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey prepared by R. L. Montoya Land Surveying, Inc.

BEGINNING at an iron pin in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this parcel and the most southeasterly corner of the Vernia E. Freeman property as evidenced in Deed Book 4327, Page 109, R.O.D.C., TN; thence, running with the common line of the Freeman property and this herein described parcel North 53 deg. 20' 48" East and passing a witness rod set at 100.0 feet for a total distance of 171.40 feet to a point in the southwesterly boundary of the Dept. of the U. S. Army Corps. of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.55 feet to a point; thence leaving said boundary South 53 deg. 20' 48" West and passing a witness rod set at 77.90 feet for a total distance of 185.6 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with the northeasterly margin of said Drive, North 37 deg. 02' 00" West 50 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to A.P. Todd from Mary E. R. Witherspoon and husband, John D. Witherspoon, by Warranty Deed, dated 5/26/1999, recorded 5/27/1999 in Book 11497, Page 848, Register's Office for Davidson County, Tennessee.

This is: Unimproved ( )
Improved (X) Property, known as 128 (House Number) Vandiver Drive, (Street) Madison, (P.O. Address) TN (City or Town) 37115 (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 26th day of October, 2007

A. P. Todd

Davidson County DEEDQC
Recvd: 10/29/07 10:03 2 pgs
Fees:12.00 Taxes:0.00

20071029-0127176

Individual (s) Acknowledgment

STATE OF TENNESSEE
COUNTY OF **Davidson**

Personally appeared before me, William D. Yates a Notary Public in and for said County and State, the within named **A. P. Todd**

the bargainer 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 at MADISON, Tennessee, this 26th day of Oct, 2007.

Commission Expires: 3/21/2009

Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Corporate Acknowledgment

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 bargainer, and 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

Attorney In Fact / Power of Attorney Acknowledgment

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

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

My commission expires:_____

_____
Notary Public