Davidson County	DEEDQC
Recvd: 02/22/08 12:31	4 pgs
Fees:22.00 Taxes:0.00	
20080222-0017532	

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS, PLC
315 Deaderick St., Suite 2700
Nashville, TN 37238

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Louise Guy 4049 Saundersville Road Old Hickory, TN 37138	Same	 64-9 64-85

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN GUY ROECKER ("Grantor") hereby quitclaims and conveys to KAREN LOUISE GUY, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee,: described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantor executed this instrument on this 20th day of February, 2008.

Karen Guy Roecker
KAREN GUY ROECKER

REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Karen Guy Roecker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

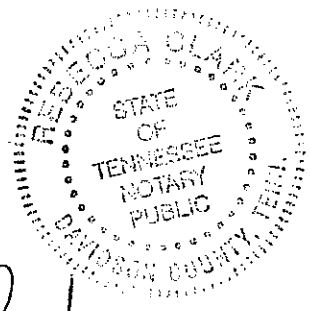
WITNESS my hand, at office, this 20th day of February, 2008.

Rebecca Clark
Notary Public

My Commission Expires:
9/20/08

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)



The actual consideration for this transfer is 0.

Karen Guy Rucker
Affiant

Subscribed and sworn to before me, this 20th day of February, 2008.

Rebecca Clark
Notary Public

My Commission Expires:
9/20/08

EXHIBIT A

LAND lying in the Fourth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a stone at the intersection of two roads, being the southwest corner of the lane herein described and the east line of the Widow Berry's land, running thence with the said road north 2-1/2 deg. east 84.23 poles to a point on the north side of said road, where said road turns to the west; thence with J. M. Turner's east line north 3-1/2 deg. east 159 poles to a point; thence north 1-1/4 deg. west 70.50 poles to a corner of stone fence; thence north 86 deg. west 14.50 poles to a point; thence north 16-1/4 deg. west 84 poles to low water line of Cumberland River; thence up said river with low water line north 85 deg. east 86.20 poles north 79-3/4 deg. east 54 poles, north 74-1/2 deg. east 12.70 poles; thence leaving said River south 1-3/4 deg. west 112 poles to a stone; thence north 88-1/4 deg. west 34.88 poles to a stone; thence south 1-3/4 deg. west 309.09 poles to a stone in a road; said stone being westwardly 20.12 poles from a stone, Geo. Henderson's southwest corner; thence with said road north 86-1/2 deg. west 77.98 poles to the beginning, containing 228.20 acres, more or less, located generally on the north side of Saundersville Road.

Subject property being identified by the following tax parcels:
Tax Identification No: 64/9 - 146.09 acres
Tax Identification No: 64/85 - 32.39 acres

BEING property conveyed to Aubrey O. Maxwell in Book 972, page 653 and Book 980, page 134, Register's Office for Davidson County, Tennessee. The said Aubrey O. Maxwell having since conveyed said property to Aubrey O. Maxwell and wife, Louise Fuller Maxwell, as tenants by the entireties, by deed recorded in Book 4997, page 745, Register's Office for Davidson County, Tennessee. The said Aubrey O. Maxwell having since died, the property vested in Louise F. Maxwell pursuant to Will recorded in Will Book 124, page 363, Probate Court for Davidson County, Tennessee. The said Louise F. Maxwell having since died, the property vested in Karen Guy Roecker pursuant to Will recorded in Will Book 178, page 6, Probate Court for Davidson County, Tennessee.

For further reference see Quitclaim Deeds recorded in Book 6203, page 576; Book 6232, page 433; and Book 6905, page 572, Register's Office for Davidson County, Tennessee, by which a 6.31% interest in a portion of the subject property was transferred to Karen Guy Roecker.

LESS AND EXCEPT that portion of subject property conveyed to The United States of America, by deed recorded in Book 2142, page 35, Register's Office for Davidson County, Tennessee, being more particulary described as follows:

A tract of land situate on the left descending bank of the Cumberland River, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the line of the lands now or formerly of Mary Noel Kershaw, said point being North 2 deg. 30' East 625 feet from the most southeasterly corner of the lands of the subject owner; thence, from the point of beginning and severing the lands of the subject owner, North 28 deg. 30' West 450 feet, North 52 deg. 30' East 115 feet, North 11 deg. 00' West 60 feet, South 84 deg. 00' West 145 feet, South 77 deg. 00' West 230 feet, South 65 deg. 45' West 375 feet, South 70 deg. 30' West 735 feet, South 00 deg. 30, West 550 feet, South 22 deg. 30' West 440 feet, South 24 deg. East 620 feet, North 69 deg. 30' West 340 feet, South 1 deg. 00' East 260 feet, South 70 deg. 30' East 120 feet, South 00 deg. 30' East 170 feet and South 81 deg. 00' West 150 feet to a point in the line of the lands now or formerly of G. K. Turner; thence, along said Turner line North 2 deg. 30' East 290 feet, North 1 deg. 30' West, 1,070 feet, North 84 deg. 45' West 210 feet, and North 17 deg. 15' West 1,490 feet to a point in the low water line of the Cumberland River; thence, easterly and upstream, following the meanderings of said water line, a distance of 2,480 feet, more or less, to a corner common to the lands of Mary Noel Kershaw; thence, leaving said water line and along said Kershaw line, South 2 deg. 30' West 1,120 feet to the point of beginning, containing forty-nine and five tenths (49.5) acres, more or less.

Affidavit

I, Lucretia Albert, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lucretia Albert
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Heather Dye, a notary public for this county and state, Lucretia Albert who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather C. Dye
Notary signature

My Commission Expires: _____

Notary Seal:



My Commission Expires NOV. 7, 2011