Davidson County DEEDQC
Recvd: 03/18/08 13:34 4 pgs
Fees:22.00 Taxes:0.00
20080318-0027277

This Instrument Prepared By:
Nelley & Company PLLC
102 Woodmont Boulevard
Suite 200
Nashville, Tennessee 37205

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
David H. McCord 6123 Hillsboro Road Nashville, Tennessee 37215	New Owner	144-00-001200 144-24-34

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Teresa Ann McCord (the "Grantor") does hereby quitclaim and convey unto David H. McCord ("Grantee/Grantees"), his heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tract I

Being Lot No. 5 on the Plan of Bransford Realty Company's Forest Hills Subdivision of Lot No. I, James Boyd's Land, as of record in Book 547, page 140, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northwesterly margin on Hillsboro Road, which point is a common corner of Lots Nos. 5 and 6 on said Plan; running thence north 50 degrees west along the common boundary line between Lots Nos. 5 and 6, 1,176 feet to a common boundary line, north 0 degrees 30 minutes west 27 feet 6 inches to a stone; thence south 89 degrees 39 minutes west, 339 feet to a point, a common corner of Lots Nos. 4 and 5 on said plan; thence with the common boundary line between said Lots Nos. 4 and 5, south 50 degrees east 1,447 feet to a point in the northwesterly margin of Hillsboro Road; thence in a northeasterly direction, with the northeasterly direction, with a northwesterly margin of Hillsboro Road, 200 feet to the point of beginning.

Tract II

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an existing concrete monument in the south right of way line of Timberwood Drive, a 50 foot road where it intersects the east boundary line of Chickering Valley Subdivision, south 1 degree 23 minutes 10 seconds west of 55.20 feet to an iron pin set at a fence corner; thence

1. Leaving Timberwood Drive, with the east boundary line of Chickering Valley Subdivision, south 1 degree 23 minutes 10 seconds west 55.20 feet to an iron pin set at a fence corner; thence

2. With the north boundary line of Lot 5 on the Plan of Bransford Realty Company's Forest Hills Subdivision of Lot 1, James Boyd's Land as recorded in Plat Book 547, page 140, Register's Office for Davidson County, Tennessee, south 89 degrees 05 minutes 00 seconds west 338.82 feet to an iron pin set; thence

3. With the 0.387 acre tract, north 4 degrees 33 minutes 43 seconds East, 47.33 feet to an iron pin set; thence

4. Eastwardly with the south right of way line of Timberwood Drive and a curve to the left having a radius of 779.1 feet a distance of 2.64 feet to an iron pin in concrete, said curve having a chord bearing and distance of north 87 degrees 46 minutes 50 seconds east 2.64 feet; thence

5. North 87 degrees 42 minutes 50 seconds east 333.97 feet to the point of beginning, and containing 0.396 of an acre, more or less.

Being the same property conveyed to David H. McCord and wife, Teresa M. McCord by deed of record in Book 8663, Page 490, Register's Office for Davidson County, Tennessee.

This is improved property known as 6123 Hillsboro Road, Nashville, Tennessee 37215.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of March, 2008.

Teresa Ann Maiser
Teresa Ann ~~McCord~~ (Now Maiser)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me, this ____ day of _____, 200___.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Teresa Ann McCord, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office this 11th day of March, 2008.

NOTARY PUBLIC

My Commission Expires: 07-25-09

SHERRY G. WINECOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 07-25-09