THIS DOCUMENT PREPARED BY:
FRONTIER TITLE & ESCROW, INC.
109C EAST AVENUE
GOODLETTSVILLE, TN 37072

MAP: 29
GROUP:
PARCEL: 50

NEW OWNER'S ADDRESS:
SEND TAX BILLS TO:
Mary Ann Newman
4285 Bernard Road
Joelton, TN 37080

Davidson County DEEDQC
Recvd: 03/24/08 12:46 3 pgs
Fees:17.00 Taxes:0.00
20080324-0028992

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, John Wayne Newman **(Grantor),** by these presents do hereby quitclaim and convey unto Mary Ann Newman **(Grantees),** their successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Beginning at an iron pin located South 07 deg. 30 min. west 159.00 feet and South 04 deg. 30 min. east 354.62 feet from a point in the southerly margin of Bernard Road; thence continuing South 04 deg. 30 min. east 928.38 feet to a point in the center of Buck Branch, then following the meanders or the center of Buck Branch North 80 deg. 35 min. West 37.00 feet to a point; thence North 52 deg. 45 min. west 110.00 feet to a point; thence North 29 deg. 45 min. west 90.00 feet to a point; thence North 51 deg. 30 min. west 120.00 feet to a point; thence North 32 deg. 30 min. west 52.00 feet to a point; thence North 84 deg. 15 min. west 89.00 feet to a point; thence North 49 deg. 15 min. west 180.00 feet to a point; thence North 52 deg. 45 min. West 114.16 feet to a point; thence North 11 deg. 45 min. west 256.0 feet to a point; thence North 34 deg. 45 min. west 200.00 feet to a point; thence North 23 deg. 15 min. west 150.00 feet to a point; thence North 06 deg. 00 min. west 213.39 feet to a point; thence leaving the center line of Buck Branch South 67 deg. 08 min. 21 sec. east 793.68 feet to an iron pin; thence in an easterly direction 50 feet to the point of beginning and as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

Also conveyed by this instrument is an access and public utilities easement between Bernard Road and this tract of land and more particularly described as follows: Beginning at a point in the southerly margin of Bernard Road; thence South 07 deg. 30 min. west 159.00 feet to a point; thence South 04 deg. 30 min. east 354.62 feet to an iron pin, the point of beginning of the real estate described above; thence in a westerly direction 50 feet to an iron pin; thence North 04 deg. 30 min. west 359.92 feet to an iron pin; thence North 07 deg. 30 min. east 189.91 feet to a point in the southerly margin of Bernard Road; thence along the southerly margin of Bernard Road and following the chord of an undefined curve North 55 deg. 20 min. 32 sec. east 56.21 feet to the point of beginning as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

Being the same property conveyed to Charles A. Newman and wife Mary Ann Newman by deeds of record in Book 6841, Page 344, Register's Office for Davidson County, Tennessee from Ronald Newman, Donald Newman, Richard Newman and Richard Newman as Conservator for John Wayne Newman. The said Charles A. Newman now being deceased having died on August 23, 1988 and leaving Mary Ann Newman as the surviving tenant by the entirety.

In an attempt to convey the interest of John Wayne Newman in Deed Book 6841, page 344, Richard Newman, acting as Conservator for John Wayne Newman executed the deed on behalf of John Wayne Newman. At the time of execution of the Deed John Wayne Newman was under a conservatorship case in the Chancery Court of Coffee County, Tennessee Case No. 85-319 and a court order allowing Richard Newman as Conservator, which was not obtained, would have been required to allow Richard Newman to execute the deed as Conservator. That the conservatorship for John Wayne Newman was terminated by order of the Chancery Court in February of 2002 and all rights were restored to John Wayne Newman.

This Deed is being executed to convey any and all interest of John Wayne Newman in the above described tract that was not previously conveyed as a result of lack of authority of the Conservator, Richard Newman to execute the deed on behalf of John Wayne Newman.

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

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on the 23 day of January, 2008.

John Wayne Newman
John Wayne Newman

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Wayne Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2008.

JANICE [illegible] NOTARY PUBLIC OF TENNESSEE COFFEE COUNTY

Notary

My Commission Expires April 7th, 2010

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 24th day of January, 2008.

Christy Y. Lane
Notary Public
My commission expires: 3-21-09

CHRISTY Y. LANE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or 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.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009