Prepared by:
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Davidson County DEEDQC
Recvd: 04/03/08 15:51 4 pg
Fees:22.00 Taxes:0.00
20080403-0033982

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Roxane M. McGowan	**Roxane M. McGowan**	**Map-159**
5647 Granny White Pike	**5647 Granny White Pike**	**Parcel-16.00**
Brentwood, TN 37027	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, DAVID C. McGOWAN, JR. (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety, does hereby quitclaim and convey in fee simple unto his wife, ROXANE M. MCGOWAN (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Tract 1:

Land in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, being part of Lot 6 in the partition of the lands of Allen Cotten, Jr., deceased, made December 31, 1895, of record in Book 208, Page 18, Register's Office for said County, and described according to a copy of a survey by James A. Hamilton, Jr., Surveyor dated April 22, 1960, as follows:

Beginning at a spike in the center of Granny White Pike, 791.70 feet northerly from the intersection of the center line of Granny White Pike and the center line of Old Hickory Boulevard; thence with the center line of Granny White Pike, north 3 deg. 58' 20" east 83.25 feet to a spike in the center of said Pike; thence continuing with the center line of same north 2 deg. 43' 20" east 58.5 feet to a spike; thence north 87 deg. 06' 03" west

595.12 feet to a spike; thence south 35 deg. 18' 30" west 75 feet to a spike; thence south 79 deg. 54' 30" east 630.39 feet to a spike in the center line of Granny White Pike, the point of beginning, containing 1.45 acres.

Tract 2:

Being land described according to the same survey by James A. Hamilton, Jr. as above stated of the partition of the land of Allen Cotten, Jr. of record in Book 208, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center line of Granny White Pike 933.45 feet northerly from the intersection of the center lines of said Pike and Old Hickory Boulevard as measured along the center line of said Pike, said point being the northeast corner of the tract of land conveyed to James I. Trotter, Jr. and wife, Mildred Elder Trotter, by deed from John W. Beasley, of record in Book 2400, Page 23, Register's Office for Davidson County, Tennessee; thence north 87 deg. 06' 03" West 304.62 feet to a steel pin; thence North 2 deg. 53' 57" east 4.55 feet to a steel pin; thence south 86 deg. 14' 43" east 304.65 feet to the point of beginning, being .02 acres more or less.

Being the same property conveyed to David C. McGowan and wife, Roxane M. McGowan, by Warranty Deed dated June 2, 2005, from Mildred Trotter, a widow, of record as Instrument #20050607-0064928 in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for 2007 and subsequent years, easements and restrictions of record if any.

This is improved property, known as 5647 Granny White Pike, Brentwood, Davidson County, Tennessee 37027.

Also including land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 in the partition of the Lands of Allen Cotten, Jr., deceased, made December 31, 1895, of record in Book 208, page 18, RODC, Tennessee, and part of an original 76.7 acre tract, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 16, 1953, as follows:

Beginning at a point in the center of Granny White Pike, 649.95 feet northerly from the intersection of the center line of said Granny White Pike and the center line of Old Hickory Boulevard, said point being also the northeast corner of a tract of land conveyed to Herbert Neil Cope and wife, by deed from Ira E. Travis and wife, of record in Book 1629, page 415,

RODC; thence with the center of said Granny White Pike North 3 deg. 58' east 141.75 feet to a spike at the southeast corner of a 1.45 acre tract; thence with the southerly line of said tract north 79 deg. 54' 30" west 630.39 feet; thence south 35 deg. 18' 30" west 75 feet to the northwest corner of a tract of land conveyed to Vernon D. Massey and wife, by deed from Ira E. Travis and wife, of record in Book 1559, page 597, RODC; thence with the northern boundary line of said Massey property south 73 deg. 32' east 172.7 feet to Cope's northwest corner; thence with the northern boundary line of said Cope property south 74 deg. 02' east and 517.4 feet to the beginning, containing 1.6 acres, more or less.

Being the same property conveyed to David C. McGowan, Jr. and wife, Roxane M. McGowan, by Warranty Deed from Wilburn David Piper and wife, Janet L. Piper, of record as Instrument #20050607-0065145 in the Offices of the Register of Deeds for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.

This is improved property formerly known as 5651 Granny White Pike and now known as 5647 Granny White Pike, Brentwood, Davidson County, Tennessee 37027.

The legal description stated above has been taken from the two (2) prior Warranty Deeds conveying the interest in said property to Grantor and Grantee as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 24 day of March, 2008.

DAVID C. MCGOWAN, JR., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ELIZABETH HERNANDEZ, a Notary Public of this County, DAVID C. McGOWAN, JR., the within named 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, at office, this 24 day of March, 2008.

ELIZABETH HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: March 20, 2010

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).