QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/14/08 13:08 2 pgs
Fees:12.00 Taxes:0.00

20080414-0037560

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

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 28th DAY OF March, 2008

Notary Public

MY COMMISSION EXPIRES: 2/23/11
(Affix Seal)

DAWN ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2011

THIS INSTRUMENT WAS PREPARED BY:
OLD SOUTH TITLE, LLC., 110 Cedarcrest Drive, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. P. Todd	New Owner	043 12 55.00
128 Vandiver Drive		
Madison, TN 37115		
(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,WE, A.P. TODD, VANDA MARTIN &TERA TODD, AS JOINT TENANTS
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO A. P. TODD, A SINGLE PERSON
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 100.00 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' 00" 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, Vanda Martin & Tera Todd from A.P. Todd by Quitclaim Deed dated 10/26/2007 and filed for record 10/29/2007 in Instrument No. 20071029-0127176, Register's office for Davidson County, Tennessee. Further being the same property conveyed to A.P. Todd from Mary E.R. Witherspoon and husband, John D. Wotherspoon, by Warranty Deed date 5/26/1999, recorded 5/27/1999 in Book 11497, Page 848, said Register's Office.

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 28th day of March, 2008

Vanda Martin

Tera Todd

Individual (s) Acknowledgment

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dawn Robertson, a Notary Public in and for said County and State, the within named A.P. Todd, Vanda Martin & Tera Todd the bargainor 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 Goodlettsville, Tennessee, this 28th day of March, 2008.

Commission Expires: 2/23/11

Notary Public

DAWN ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-23-2011