Davidson County DEEDQC
Recvd: 04/15/08 12:27 3 pgs
Fees:17.00 Taxes:0.00
20080415-0038086

After Recording Return To:

Lenders First Choice
1785 Voyager Ave, Ste 100
Simi Valley, Ca 93063
61-8068285

This Instrument Prepared Under the Supervision OF:
M. Powell, Esquire BOPR# 5372
By Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
076 00 0 004.0

QUIT CLAIM DEED

New Owner/ Property Being Conveyed
ODELL P. BRADLEY, JR.
703 Tulip Grove Road
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 30 day of January, 2008, between Odell P. Bradley, Jr. also known as O.P. Bradley, Trustee with full power to convey without the joinder of any person or persons residing at 703 Tulip Grove Road, Hermitage, Tennessee 37076 hereinafter referred to as **"Party of the First Part"** and ODELL P. BRADLEY, JR., an unmarried man residing at 703 Tulip Grove Road, Hermitage, Tennessee 37076, hereinafter referred to as **"Party of the Second Part."**

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE DIVISION OF JUNIOR WILSON LANDS, OF RECORD IN THE CHANCERY COURT BOOK

____ PAGE _____, CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE TULIP GROVE ROAD, AT THE INTERSECTION OF THE SAME AND A POINT IN THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO BEULAH STAKE BUNTIN, ET AL., OF RECORD IN BOOK 3309, PAGE 61 OF REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH BUNTIN'S SOUTHERN BOUNDARY LINE, EASTERLY 500 FEET; THENCE SOUTH 2 DEGREES 30 MINUTES WEST 150 FEET; THENCE NORTH 87 DEGREES 30 MINUTES WEST 580 FEET, MORE OR LESS TO THE CENTER OF SAID TULIP GROVE ROAD; THENCE WITH THE CENTER OF THE SAME NORTHERLY 164 FEET MORE OR LESS.

LESS AND EXCEPT:

THAT TRACT OR PARCEL OF LAND LOCATED IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PART OF THE PROPERTY CONVEYED TO O. P. BRADLEY BY INSTRUMENT OF RECORD IN BOOK 5546, PAGE 729, R. O. D. C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY OF TULIP GROVE ROAD, SAID POINT BEING LOCATED 56.48 FEET AS MEASURED ALONG THE RIGHT-OF-WAY FROM THE NORTHWESTERLY CORNER OF THE HARRY BLACK PROPERTY, AND THE BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH A NEW LINE AND SEVERING THE LANDS OF O. P. BRADLEY S 85 DEGREES 33 MINUTES 00 SECONDS E, 706.1 FEET, MORE OR LESS, TO A POINT, THENCE S 5 DEGREES 13 MINUTES 00 SECONDS W. 48.8 FEET, MORE OR LESS, TO A POINT, THENCE, S 50 DEGREES 57 MINUTES 00 SECONDS E, 203.7 FEET, MORE OR LESS, TO A 30" WALNUT, THENCE, S 74 DEGREES 32 MINUTES 00 SECONDS E, 400.00 FEET, MORE OR LESS, TO A POINT, THENCE, WITH THE WESTERLY LINE OF LAND FORMERLY OWNED BY H. L. CALDWELL S 2 DEGREES 19 MINUTES 00 SECONDS E, 759.0 FEET, MORE OR LESS, TO A POINT, THENCE, N 87 DEGREES 13 MINUTES 00 SECONDS W, 37.0 FEET, MORE OR LESS, TO A POINT IN STONER CREEK, THENCE, WITH THE MEANDERS OF STONER CREEK N 20 DEGREES 47 MINUTES 00 SECONDS W, 396.0 FEET, MORE OR LESS, TO A POINT, THENCE LEAVING SAID CREEK N 85 DEGREES 33 MINUTES 00 SECONDS W, 564.3 FEET, MORE OR LESS, TO A 24" CEDAR, THENCE, WITH THE EASTERLY LINE OF HARRY BLACK AND ALONG AN OLD WIRE FENCE N 4 DEGREE 45 MINUTES 37 SECONDS E, 586.96 FEET TO AN EXISTING IRON PIPE, THENCE, CONTAINING WITH THE NORTHERLY LINE OF BLACK N 85 DEGREES 33 MINUTES 00 SECONDS W, 615.20 FEET TO AN IRON ROD LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF TULIP GROVE ROAD, THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF TULIP GROVE ROAD N 32 DEGREES 43 MINUTES 57 SECONDS E, 56.78 FEET TO AN IRON ROD AND THE

POINT OF BEGINNING, CONTAINING APPROXIMATELY 9.4 ACRES, BEING THE SAME MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO O.P. BRADLEY, TRUSTEE BY DEED FROM ODELL P. BRADLEY, DATED JANUARY 15, 2001 AND RECORDED JANUARY 17, 2001 IN DOCUMENT NUMBER 20010117-0005134 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 703 Tulip Grove Road, Hermitage, Tennessee 37076
The legal description was obtained from a previously recorded instrument. No boundary survey having been made at the time of this conveyance.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Odell P Bradley Jr

ODELL P. BRADLEY, JR.
also known as O.P. Bradley

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 30 day of January, 2008, before me personally appeared ODELL P. BRADLEY, JR. also known as O.P. Bradley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

MY COMMISSION EXPIRES:
March 20, 2010

Claudette Bozett
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Odell P Bradley Jr

ODELL P. BRADLEY, JR.

Subscribed and sworn to before me
this the 30 day of January, 2008.

Claudette Bozett
NOTARY PUBLIC My Commission expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**

MY COMMISSION EXPIRES:
March 20, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds