Davidson County DEEDQC
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Fees:17.00 Taxes:0.00

20080606-0058463

THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER: Mr. Richard J. Wangler	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
(NAME) 625 Harpeth Parkway East	(NAME) SAME	A portion of parcel 14215011700
(STREET ADDRESS) Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -1.00- Larry B. Felts LARRY B. FELTS, TRUSTEE, AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF JUNE, 2008. My Commission Expires MAR. 10, 2012 Amy Montemaso NOTARY PUBLIC MY COMMISSION EXPIRES: 3-10-2012 (AFFIX SEAL)

AMY MONTEMAYOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Larry B. Felts, Trustee have bargained and sold and by these presents do hereby convey, release and forever quitclaim unto Richard J. Wangler, all of my right, title and interest in the following described land in Davidson County, Tennessee as follows:

Lying in Davidson County, TN, and being a portion of a parcel of property (parcel 14215011700) as described in instrument no. 20061121-0144759 at the Register's Office of Davidson County, TN (R.O.D.C.) and being more particularly described as follows:

Beginning at a point at the northwest corner of Lot 10 of Harpeth Valley Park Subdivision, Section 1 as recorded in book 3600, page 93, R.O.D.C.; thence from said point of beginning with the west line of Lot 10 South 27 degrees 15 minutes 33 seconds East 83.30 to a point at the southwest corner of Lot 10; thence on a new line South 77 degrees 38 minutes 52 seconds West 115.55 feet to a new iron rod in a west line of the larger tract of which this is a part; thence with said west line North 31 degrees 45 minutes 31 seconds West 71.14 feet to an old iron rod; thence with a south line of the larger tract of which this is a part North 77 degrees 24 minutes 59 seconds West 124.97 feet to a new iron rod; thence on a new line North 10 degrees 33 minutes 08 seconds East 100.06 feet to an old iron rod at the southwest corner of Lot 14 of Harpeth Valley Park Subdivision, Section 1; thence with the south line of Lot 14, Lot 13 and Lot 12 South 77 degrees 28 minutes 19 seconds East 197.61 feet to an old concrete monument; thence with a west line of Lot 12 of said subdivision South 27 degrees 15 minutes 33 seconds East 50.00 feet to the point of beginning and containing 0.64 acre.

Being part of the property conveyed to Larry B. Felts, Trustee, by warranty deed from Cecil D. Branstetter, Sr., in instrument number 20061121-0144759, R.O.D.C., Tennessee, as shown on the re-subdivision of Harpeth Valley Park Subdivision, Section One (as to Lots 1, 2, 5, 6, 7, 8, 9, 10, 16, 17, 18 and 20 only) as recorded in instrument number 20080522-0052630, R.O.D.C..

This instrument and the interest hereby released and quitclaimed are subject to such easements, limitations, restrictions and encumbrances as may affect the premises. Real property taxes for the year 2007 have been paid by Larry B. Felts, Trustee. Grantee is responsible for all real property taxes for the year 2008 and thereafter.

The Grantee herein named being one of the beneficiaries identified on Exhibit A to the Warranty Deed conveying the property to Larry B. Felts, Trustee, recorded as instrument number 20061121-0144759, R.O.D.C., Tennessee, and is one of the Grantors identified in the Harpeth Valley Park Subdivision Section One Trust Agreement dated May 31, 2008, which is attached as Exhibit A to the Certificate of Trust of record as instrument number 20080604-0057416, R.O.D.C.. Said Trust Agreement authorizes Trustee to convey this land without the joinder of any beneficiary or any other person.

Witness my hand on this 6 day of June, 2008

Larry B. Felts

Larry B. Felts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso, a Notary Public in and for said county, **Larry B. Felts**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Harpeth Valley Park Subdivision Section One Trust, and that he is authorized by the Trust Agreement to execute this instrument on behalf of the Trust.

Witness my hand at office, this 6 day of June, 2008.

Amy Monterroso
Notary Public

My commission expires: 3-10-2012

