Davidson County DEEDQC
Recvd: 07/08/08 08:42 3 pg
Fees:22.00 Taxes:0.00
20080708-0069967

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Return to:
Commonwealth Title Agency of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
THOMAS G. SCOTT AND BENJAMIN THOMAS SCOTT	MAP 173-00, PARCEL 08900
108 Morningview Ct	
Madison, TN 37115	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE:

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS ____ DAY OF JULY, 2008.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF JULY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2011

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in THOMAS G. SCOTT AND BENJAMIN THOMAS SCOTT, WE, THOMAS G. SCOTT AND BENJAMIN THOMAS SCOTT, as tenants in common, by these presents do hereby quitclaim and convey unto **THOMAS E. STEWART, TRUSTEE**, his successors and assigns, all of our right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is improved property known as 14376 OLD HICKORY BLVD., ANTIOCH, TN 37013.

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

And Now, I, the said THOMAS E. STEWART, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto THOMAS G. SCOTT AND BENJAMIN THOMAS SCOTT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their successors, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have set our hands and seals on this 2 day of July, 2008.

THOMAS G. SCOTT

BENJAMIN THOMAS SCOTT

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS G. SCOTT, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 2 day of July, 2008.

notary public

My commission expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN THOMAS SCOTT, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 2 day of July, 2008.

notary public

My commission expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 2 day of July, 2008.

notary public

My commission expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

TRACT A

BEING a parcel of land in the 31st Councilmanic District, Second Precinct, (Second Civil District) of Davidson County, Tennessee, (being known as 14374 Old Hickory Boulevard, Antioch, Tennessee) and shown as part of parcel 89.00 on Davidson County Property Map 173 and being described according to a survey dated July 28, 1998 by George C. Gregory, Registered Land Surveyor No. 1331 and known as Project No. 98-136;

BEGINNING at an existing iron pin, said existing iron pin being the most western northwest corner of the property being described and also being the southwest corner of David E. Stephens, Jr. Property (Parcel 182) and also being the east line of Michael H. Stephens Property (Parcel 176) and also being S 11 deg. 24' 24" W 200.02 feet from an existing iron pin, said iron pin being the northeast corner of said Michael H. Stephens Property (Parcel 176) of record in Deed Book 0380, page 275, Register's Office for Davidson County, Tennessee.

THENCE S 71 deg. 44' 32" E 335.26 feet with the south line of Parcel 182 to an existing iron pin, the southeast corner of Parcel 182;

THENCE N 15 deg. 05' 31" E 291.20 feet with the east line of Parcel 182 to an elm tree in a fenceline, said elm tree being approximately two feet east of a fence corner;

THENCE S 70 deg. 01' 03" E 301.10 feet with the south line of Parcel 142 and a fenceline to an iron pin set this survey;

THENCE, S 73 deg. 28' 22" E 157.60 feet with the south line of Parcel 142 and a fenceline to a gate post;

THENCE, N 72 deg. 36' 21" E 107.43 feet, more or less with a fenceline to a 48" maple tree, the northeast corner of the parcel being described;

THENCE, S 04 deg. 38' 10" W 642.95 feet, more or less with a fenceline, to a existing pipe at a fencecorner tree, the southeast corner of the parcel being described;

THENCE, W 81 deg. 55' 00" W 150.84 feet with a fenceline to an iron pin set this survey;

THENCE, N 83 deg. 22' 25" W 466.77 feet with a fenceline, to an existing iron pin;

THENCE N 83 deg. 22' 20" W, 200.54 feet, with a fenceline, to an existing iron pin;

THENCE, N 83 deg. 43' 23" W 106.07 feet with a fenceline to an iron pin set this survey, the southeast corner of Tract "A", and also being the southeast corner of Tract "B"

THENCE N 11 deg. 28' 31" E 263.96 feet with the east line of said Tract "B" and the east line of said Parcel 176 to an existing iron pin;

THENCE, W 06 deg. 32' 25" W 106.60 feet with the east line of Parcel 176, to the point of beginning, containing 11.72 acres, more or less.

Being the same property conveyed to Thomas G. Scott and Benjamin Thomas Scott, by Warranty Deed from Scott Alan Webb, unmarried, of record in Instrument No. 20061115-0141703, Register's Office for Davidson County, Tennessee.