THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. SAMPLE

Davidson County DEEDQC
Recvd: 07/22/08 09:02 3 pgs
Fees:17.00 Taxes:0.00

20080722-0074937

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frances O. Claxton**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Kay McDonald, married** hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

See Attached Exhibit "A"

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OF THE SAME premises conveyed to Herman T. Claxton and wife, Frances O. Claxton by Warranty Deed from James Gann dated March 21, 1995 and filed March 21, 1995 of record in Book 9623, Page 866, Register's Office for Davidson County, Tennessee. Said Herman T. Claxton now deceased leaving property solely to wife, Frances O. Claxton by the Last Will and Testament of Herman T. Claxton.

Same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 3rd day of July, 2008.

Witness Allison J Ligon

Frances O. Claxton (SEAL)
Frances O. Claxton

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 3rd day of July, 2008, before me, the undersigned officer, duly commissioned and qualified, personally appeared Frances O. Claxton, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same as her free act and deed.

Judy Tygard
Notary Public

My Commission expires: My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Kay McDonald

Subscribed and sworn to before me this 3rd day of July, 2008.

Judy Tygard
Notary Public
My Commission expires: My Commission Exp. Nov. 22, 2008

ADDRESS OF NEW OWER
Person or Agency responsible for taxes:
Kay McDonald
6020 Pasquo Rd
Nash. TN 37221

MAP & PARCEL 156 · 09 · 0 · 038.00

JUDY B. TYGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Exhibit A

TRACT I:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Tract No. 7 in the partition of J.H. Wright's Belleview Farm, a plan not of record, described according to a survey made by Hal R. Swann, Jr., surveyor, dated August 28, 1965, as follows:

Beginning at an iron post on the easterly margin of Temple Road, said point being south 20 deg. 30 min. West 120 feet from the southeast corner of said Temple Road and Marler Road; thence with the easterly margin of said Temple Road, South 20 deg. 30 min. West 350 feet; thence South 67 deg. 50 min. East 250 feet; thence North 20 deg. 30 min. East 350 feet, thence North 67 deg. 50 min. West 250 feet to the beginning.

Being the same property conveyed to Erlon E. Taylor and wife, Lilly F. Taylor by deed from John T. Marler, Jr. and wife, Margaret Marler, of record in Book 3938, Page 380, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description by specifically EXCLUDING from this conveyance is that property conveyed to John T. Marler and wife, Margaret P. Marler of record in Book 4450, Page 596, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being the northerly 73 feet of the E.E. Taylor tract as shown on a survey by Hal R. Swann, Jr., August 28, 1965, described as follows:

Beginning at an iron post on the easterly side of Temple Road, 120 feet south of Marler Road, thence South 20 deg. 30 min. West 73 feet to a stake, thence South 67 deg. 50 min. East 250 feet to an iron post; thence North 20 deg. 30 min. East 73 feet to an iron post; thence North 67 deg. 50 min. West 250 feet to the point of beginning, containing 0.42 acres, more or less, and shown as Tract No. 2 on the plan of Hal R. Swann, Jr., dated March 14, 1970.

TRACT II

Land in the 9th, formerly 14th, Civil District of Davidson County, Tennessee, beginning at the southeast corner of the E.E. Taylor tract as shown on a survey by Hal R. Swann, Jr., dated August 28, 1965, and described as follows:

Thence South 67 deg. 50 min. East 52.14 feet to a point, thence North 20 deg. 30 min. East 277.0 feet to a point; thence North 67 deg. 50 min. West 52.14 feet to a point in the easterly line of the aforesaid E. E. Taylor tract, thence with the same South 20 deg. 30 min. West 277.0 feet to the point of beginning, and containing 0.42 acres, more or less, and shown as Tract No. 3 on a plan by Hal R. Swann, Jr., dated March 14, 1970.

Being the same property conveyed to Erlon E. Taylor and wife, Lily W. Taylor, by deed from John T. Marler, Jr., and wife, Margaret P. Marler, of record in Book 4450, Page 598, Register's Office for Davidson County, Tennessee.

INCLUDED IN TRACTS I AND II ABOVE, BUT SPECIFICALLY EXCLUDED from this conveyance is that property conveyed to Robert E. Parks and Bill Powell Cooper, of record in Book 6761, Page 400, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, located 350 feet, more or less, south of Highway 100 and 250 feet, more or less, east of Temple Road and being the easterly portion of the land of Erlon E. Taylor and wife, of record in Book 3938, Page 380, Register's Office for Davidson County, Tennessee, and described according to a survey of Barge, Waggoner, Sumner and Cannon, dated December 3, 1985, as follows:

Beginning at an iron pin in the northerly line of said Taylor, said iron pin being South 65 deg. 12 min. 52 sec. East 256.94 from the Taylor's northwest corner which is in the easterly margin of Temple Road, said iron pin also being in a westerly line of Robert E. Parks; thence with Taylor's north line, South 65 deg. 12 min. 52 sec. East 46.10 feet to a metal post in Park's west line; thence with Taylor's east line, South 21 deg. 44 min. 13 sec. West, 276.50 feet to a corner post at Taylor's southeast corner; thence with Taylor's South Line, North 65 deg. 09 min. 53 sec. West 53.75 feet to a corner post; thence severing the lands of said Taylor, North 23 deg. 19 min. East 276.15 feet to the point of beginning, containing 13,799 square feet or 0.32 acres, more or less.

Being the same property devised to James Gann by Will of Erlon Ernest Taylor of record in Will Book 195, Page 192, Probate Court Clerk's Office of Davidson County, Tennessee; the said Lilly F. Taylor having predeceased Erlon Ernest Taylor (being one and the same as Erlon E. Taylor)

Being all of the same property conveyed to Herman T. Claxton and wife, Frances O. Claxton, by Warranty Deed from James Gann, as devisee under the Will of Erlon Ernest Taylor of record in Will Book 195, Page 192, Probate Court Clerk's Office of Davidson County, Tennessee of record in Book 9623, Page 866, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED IN THE ABOVE TRACTS I AND II IS THE FOLLOWING:
Conveyance from Herman T. Claxton and wife, Frances O. Claxton to Tennessee Department of Transportation of record in Instrument No. 20030602-0074556 described as follows:

Beginning at the point of intersection of the existing east margin of Temple Road and the existing North Martin of Temple Gate Drive; thence with said existing east margin northerly 139 feet more or less to a point, said point being 22.90 feet right of Temple Road proposed centerline station 32+07.58; thence with the proposed east margin of Temple Road, South 63 degrees 53 minutes 52 seconds East 12.68 feet, South 29 degrees 35 minutes 4.53 seconds West 103.29 feet, and South 04 degrees 42 minutes 12.88 seconds East 39.93 feet to a point said point being 31.06 feet right of Temple Road proposed centerline station 30+44.79; thence with said existing north margin westerly 25 feet more or less to the point of beginning, containing 1665 square feet.

Being part of the same property conveyed to Herman T. Claxton and wife, Frances O. Claxton as of record in Book 9623, Page 866, Register's Office for Davidson County, Tennessee.