Davidson County DEEDQC
Recvd: 10/23/08 11:00 2 pgs
Fees:12.00 Taxes:0.00
20081023-0106104

This instrument prepared by:
Olson Messer & Associates
501 Union Street - Suite 501
Nashville, Tennessee 37219

Map and Parcel No.: 181000211.00

QUITCLAIM DEED

For and consideration of Ten Dollars and No/100 ($10.00), cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, and purpose therefore is settlement in an action for divorce and for the express purpose of creating a fee simple, I, Leslie Wells, by these presents, do hereby quitclaim and convey unto Bernice Karnett all my right, title and interest of every kind and description in the hereinbelow described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 13, 1993 and known as Job No. 930091, mor particularly described as follows:

Beginning at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 1,742.62 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road, said point of beginning also being the Northwest corner of Tract No. 4 of the J.D. Pettus Road division and also being the Southwest corner of the herein described tract; thence with the centerline of the 50 foot joint use ingress-egress and utility easement and with a curve to the right having a radius of 1208.85 feet and a long chord of 209.74 feet, said chord having a bearing of North .04 deg. 43' 47" West a distance along the curve of 2210.00 feet to a point; thence leaving the centerline of said ingress-egress and utility easement and with the southerly line of Tract No. 6 of the J.D. Stevens Pettus Road division South 85 deg. 00' 50" East passing an iron pin at 25 feet in all 1114.44 feet to an iron pin; thence North 86 deg. 00' 50" West passing a steel fence post at 1014.34 feet in all 1039.34 feet to a point of beginning, containing 5.14 acres more or less.

Being the same property conveyed to Leslie Wells and Bernice Karnett, as Tenants in Common, from Scott Dearing and wife, Angela Carol Walker, Warranty Deed dated December 28, 1995, of record in Deed Book 10522, page 400, Register of Deeds Office for Davidson County, Tennessee.

Grantee shall be liable for any and all taxes associated with said real property described hereinabove.

Grantor, Leslie Wells, hereby conveys to Grantee, Bernice Karnett, all interest he may have in the hereinabove described property in fee simple, without exception.

IN WITNESS HEREOF, I have executed the foregoing quitclaim deed on this the 11th day of August, 2008.

Leslie Wells

Leslie Wells, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Leslie Wells, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

The actual consideration for this transfer of real property by Quit Claim Deed is as part of a divorce settlement in Davidson County, Tennessee, bearing Docket No.:

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of August, 2008.

ERIK L. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: July 5, 2011

Grantor's Address:

Leslie Wells
6305 Pettus Road
Antioch, Tennessee 37013

Grantee's Address:

Bernice Karnett
6305 Pettus Road
Antioch, Tennessee 37013