THIS INSTRUMENT WAS PREPARED BY:	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**
HALLMARK TITLE COMPANY **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075**	THE ACT :ATER, FOR THIS TR/
THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	SUBSCRI F MY COMI

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 19 DAY OF Nov 20 08
Deputy Register

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Jane Braddock	Same as new owner	Part of 037 00 0 005.00
(NAME)	(NAME)	
6439 Currywood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Davidson County DEEDQC
Recvd: 11/19/08 15:23 2 pgs
Fees:12.00 Taxes:0.00

20081119-0114103

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VIRGINIA TEAM** "GRANTOR", by these presents, does hereby quitclaim and convey unto **JANE BRADDOCK**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee,** described as follows, to-wit:

Certain tract or parcel of land located in the 1st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:

Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as D.B. 5100, Page 113, RODCT. Said iron pin being located S 66 deg. 04' 42" E, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50' R.O.W.) and Higdon Road, (50' R.O.W.), and also being located N 32 deg. 45' 22" E, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGINNING; thence with the southerly line of said Franklin lands, S 64 deg. 56' 21" E, a distance of 115.11 feet to an iron pin found in the westerly line of the Jane Braddock lands known as D. B. 8193, Page 352, RODCT; thence with the westerly line of said Braddock lands by two calls as follows: S 60 deg. 21' 25" E, a distance of 229.85 feet to an iron pin set; thence S 84 deg. 54' 12" W, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Vol. 6194, Pg. 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, N 42 deg. 48' 22" W, a distance of 238.66 feet to the POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No. 2312, dated June 10, 2007.

Being part of the same property conveyed to Virginia Team by deed from Mildred Stanfield and Helen Whitfield and Jean Foster, dated October 1, 1990 and recorded on October 4, 1990 in Book 8210, page 330, Register's Office, Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **unimproved** property.

WITNESS our hands this 19 day of NOV, 2008.

VIRGINIA TEAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared VIRGINIA TEAM, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of NOVEMBER, 2008.

Notary Public

My Commission Expires: 11/22/2010

ROOSEVELT BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY