PICK-UP

Davidson County DEEDQC
Recvd: 12/15/08 15:56 2 pgs
Fees:13.00 Taxes:37.00

20081215-0120240

TENN. CODE ANN. § 67-4-409(a)(4) IN THE CASE OF QUITCLAIM DEEDS, THE TAX SHALL BE BASED ONLY ON THE ACTUAL CONSIDERATION GIVEN FOR THAT CONVEYANCE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this Transaction is $10,000.00.

Affiant

Sworn to and subscribed before me this 12th day of December 2008

NOTARY PUBLIC

My Commission expires 1/15/2012

W. FAYE NOVELLY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
W. Faye Novelly, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

NAME AND ADDRESS OF NEW OWNERS:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
Kyle M. Barnes and wife, Mary V. Barnes 7517 River Road Nashville, TN 37209	New Owner	Map 89, Parcel 10.0

EXECUTOR'S QUITCLAIM DEED

CHRISTINE E. BARNES, died on the 19th day of May, 2005, leaving a Will dated the 30th day of July, 1990. The Will was admitted to probate on the 23th day of June, 2005, in the Seventh Circuit Court For Davidson County, Tennessee (Probate Division), Docket No. 05P-867. The Will named KYLE M. BARNES as Executor. The Executor is duly qualified. Now therefore, in accordance with the Will of Christine E. Barnes and Order of the Court, entered on the 5th day of December, 2008 in the said Estate:

KYLE M. BARNES, exercising the full power and authority vested in him, in his capacity as Executor of the Estate of Christine E. Barnes, and not individually or otherwise, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto KYLE M. BARNES and wife, MARY V. BARNES, as tenants by the entireties, their heirs, successors, and assigns, all right, title and interest in the following described real property lying in the Eighth (8th) Civil District of Davidson County, Tennessee, and being more particularly described according to a Survey dated 7/1/05 by KENNETH W. MORTON, TN. R. L. S. NO. 623 as follows:

LAND LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE EASTERLY MARGIN OF RIVER ROAD PIKE. BOUNDED ON THE NORTH BY BARNES, ON THE EAST BY WOOLWINE AND ON THE SOUTH BY LEWIS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN A CONCRETE DRIVEWAY IN THE EASTERLY MARGIN OF RIVER ROAD PIKE, AND BEING THE SOUTHWEST CORNER OF KYLE BARNES AND WIFE, MARY BARNES (BOOK 3832, PAGE 632 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTHERLY LINE OF BARNES S. 80° 15'00"E. 112.70' TO A NAIL IN A CONCRETE DRIVEWAY;

THENCE S. 84°45'00" E. 207.60' TO AN IRON ROD (NEW);
THENCE S. 89°00'00" E. 414.00' TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF MARIE SUDEKUM WOOLWINE (BOOK 10657, PAGE 288 R.O.D.C., TN) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WESTERLINE OF WOODWINE S. 28°00'00" W. 343.55' TO AN IRON ROD (OLD), SAID POINT BEING THE NORTHEAST CORNER OF GERTRUDE V. LEWIS

(INSTRUMENT # 20001127-0115868 R.O.D.C., TN.) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE NORTHERLY LINE OF LEWIS N. 70°00'00" W. 226.00' TO A MAPLE TREE; THENCE N. 86°30'00" W. 406.00' TO A POINT IN THE EASTERLY MARGIN OF RIVER ROAD PIKE;

THENCE WITH THE MARGIN OF SAID ROAD N. 14°27'12" E. 78.50' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 610.5', AN ARC LENGTH OF 173.34', A CHORD BEARING AND DISTANCE OF N. 09°11'01" E. 172.76' TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTED PARCEL IS AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN A CONCRETE DRIVEWAY ON THE EASTERLY MARGIN OF RIVER ROAD PIKE, AND BEING THE SOUTHWEST CORNER OF KYLE BARNES AND WIFE, MARY BARNES (BOOK 3832, PAGE 632, R. O. D. C., TN.) AND THE NORTHWEST CORNER OF THE TRACT FIRST DESCRIBED IN THIS DOCUMENT;

THENCE S. 80°15'00" E. 112.70' TO A NAIL IN A CONCRETE DRIVEWAY;
THENCE S. 84°45'00"E. 50.00' TO A POINT;
THENCE S. 86°52'00" W. 90.15' TO A POINT;
THENCE N. 75°21'00" W. 73.50' TO A POINT IN THE EASTERLY MARGIN OF RIVER ROAD PIKE; THENCE WITH SAID ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 610.5', AN ARC LENGTH OF 10.00' AND A CHORD BEARING AND DISTANCE OF N. 01°31'00" W. 10.00' TO THE POINT OF BEGINNING.

The above legal description of easement described according to a Survey dated 7/1/05 by KENNETH W. MORTON, TN. R. L. S. NO. 623.

Being a portion of the real property conveyed to GRANVILLE L. BARNES and wife, CHRISTINE BARNES, by deed from ALFRED G. RUTHERFORD, Circuit Court Clerk, of record in Book 3761, Page 575, in the Office of the Register of Deeds of the Davidson County, Tennessee. The said GRANVILLE L. BARNES having since died. And being the same easement conveyed to KYLE M. BARNES and wife, MARY BARNES, by deed from KYLE M. BARNES in his capacity as Executor of the Estate of Christine E. Barnes, of record as Instrument No. 20061103-0136835, R.O.D.C., TN.

This is improved property known as 7511 River Road Pike, Nashville, Tennessee.

This deed was prepared from legal description of the property in prior deed.

This transfer is by Quitclaim and I make no warranties about the title.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 15th day of December, 2008.

Estate of Christine E.Barnes

By: _____
Kyle M. Barnes, Executor

W. FAYE NOVELLY STATE OF TENNESSEE Nnotary PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Faye Novelly, the undersigned Notary Public in and for said County and State, the within named Grantor, Kyle M. Barnes, (with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of, December, 2008.

_____
Notary Public
My commission expires : 1/15/2012