Davidson County DEEDQC
Recvd: 12/31/08 09:41 2 pgs
Fees:17.00 Taxes:0.00

20081231-0123870

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owners as Follows:
Richard A. Nelson
Christine M. Nelson
13405 Old Hickory Boulevard
Antioch, Tennessee 37013

Send Tax Bills To:
SAME

Map-Parcel:
Map: 182; Parcel 120

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of adding Richard A. Nelson and creating a tenancy in common, **Christine M. Nelson,** Grantor, does hereby quitclaim and convey her interest unto Russell J. McCann, Trustee, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 4 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in the general on the North by Edwards, Harris and Old Hickory Boulevard, on the West by Burkitt's Tract No. 3, on the South by Burkitt's Tract No. 15; and on the East by Burkitt's Tracts No. 9, 10, 11, 12, 13 and 14.

Beginning at a point in the south margin of Old Hickory Boulevard, said point being Edwards and Harris' southwest corner; thence with Edwards and Harris' south fence line, South 85 deg. 15' East, 612 feet to an iron pin; thence with a new staked line, South 6 deg. 45' West, 1130.7 feet to an iron pin; thence with a new staked line, North 83 deg. 10' West, 760 feet to an iron pin; thence with a new staked line, North 6 deg. East, 974 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the south margin with the two following calls: North 51 deg. 30' East, 108 feet and North 57 deg. 30' East, 110 feet to the point of beginning, containing 19.08 acres, more or less.

Being the same property conveyed to Richard A. Nelson and spouse, Christine M. Nelson by deed from Yvonne "Kathy" Pritchett, as Executrix, of record in Book 11408, page 449, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Christine M. Nelson by Quitclaim Deed from Richard A. Nelson, of record in Instrument No. 20010605-0058567, Register's Office for Davidson County , Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 30 day of December, 2008.

Christine M. Nelson
Christine M. Nelson

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Richard A. Nelson and wife, Christine M. Nelson, as tenants in common,** the same property hereinabove described and set forth, to which reference is hereby 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, the undersigned has caused this instrument to be executed on the 30 day of December, 2008.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine M. Nelson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December 2008.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December 2008.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2008.

Notary Public

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009