PICK-UP

Davidson County DEEDQC
Recvd: 01/05/09 11:33 3 pgs
Fees:17.00 Taxes:0.00

20090105-0000668

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5409 Maryland Way
Suite 105
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 5 day of January, 2009.

Notary Public

My Commission Expires:
9/2012

**QUITCLAIM DEED**

| Address New Owners As Follows: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| Bobby R. Yant, Jr.<br>5201 Rawlings Road<br>Joelton, TN 37080 | Same | 02100021400 |

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY R. YANT, SR.**, and wife, **MYRTLE YANT**, hereby quitclaim unto **BOBBY R. YANT, JR.**, as his sole and separate property, a twelve and one-half

percent (12.5%) undivided interest as a tenant in common in the following parcel of land located in Davidson County, Tennessee.

EXCEPTING HOWEVER, and reserving to the Grantors the exclusive possession and the use and enjoyment in their own right of the rents, issues, and profits of the real property, and every part and portion thereof, during the term of their natural life.

Said real property being more particularly described as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, and described as Tract 1 according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated April 5, 1990, as follows:

**BEGINNING** at an iron pin set in the southerly margin of Rawlings Road, the most northeast corner of this tract, and being a corner of Edwin T. Gienger; thence, leaving said Road and with the line of said Gienger, South 09 degrees 17 minutes 44 seconds West 1400.95 feet to an existing iron pin, corner to said Gienger in the northerly line of Joseph W. Rawlings Property of record in Deed Book 4276, Page 496, Register's Office, Davidson County, Tennessee; thence, with the line of said Rawlings, North 85 degrees 44 minutes 49 seconds West 189.65 feet to a point, in the line of said Rawlings, said point being a common corner to Tract 2 of this survey; thence, with the line of said Tract 2, North 07 degrees 03 minutes 58 seconds East 1347.30 feet to an iron pin set in the margin of said Road; thence, with the margin of said Road, North 82 degrees 49 minutes 32 seconds East 251.65 feet to the beginning.

**EXCLUDED** from the foregoing is an out-parcel described according to a survey dated December 20, 2006, by Tommy E. Walker, RLS #1465 as follows:

Beginning at an iron pin in the easterly line of said Bobby Yant, said pin being located S 09 degrees 17' 49" W. 1023.04' from an iron pin in the southerly margin of Rawlings Road marking the most northeasterly corner of said Yant's original tract; thence, S 09 degrees 17' 43" W. 161.12' to an iron pin; thence, now with a new line S 89 degrees 39' 30" W. 123.81' to an iron pin; thence, N 00 degrees 01' 52" E. 158.85' to an iron pin; thence N 89 degrees 39' 30" E. 149.75' to the point of beginning, containing 0.499 acres more or less.

Being the same property conveyed to Scottie A. Yant by Quitclaim Deed from Bobby R. Yant, Sr., and wife, Myrtle Yant, of record as instrument 20070301-0025411 RODC.

**BEING** the same property conveyed to Bobby Yant, Sr. and wife, Myrtle Yant, by deed from Harry M. Gienger, Mary Gienger Evans, Louise Gienger Ray, and Audrey Gienger Morrow, of record in Book 8129, Page 982, Register's Office for Davidson County, Tennessee.

**THIS** conveyance is **SUBJECT** to a water line easement of record in Book 4253, Page 980, Register's Office for Davidson County, Tennessee; a 10-foot easement for ingress and egress contained in instrument of record in Book 8129, Page 986, said Register's Office; and to restrictive covenants contained in deed of record in Book 8129, Page 982, said Register's Office.

This is improved property identified as 5201 Rawlings Road, Joelton, Tennessee, 37080.

**IN WITNESS WHEREOF, BOBBY R. YANT, SR., and wife, MYRTLE YANT,** have executed this Quitclaim Deed as of the 5 day of January, 2009.

Bobby R. Yant Sr.
BOBBY R. YANT, SR.

Myrtle Yant
MYRTLE YANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BOBBY R. YANT, SR., and MYRTLE YANT,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand this 5 day of January, 2009.

Notary Public

My Commission Expires:
9/2012