PREPARED BY: SHAUN VANBERGEN
217 Bandy Rd
ASHLAND CITY, TN 37015

Davidson County DEEDQC
Recvd: 01/20/09 16:13 2 pgs
Fees:12.00 Taxes:0.00
20090120-0004989

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that _Terissa Cantrell__ on this the 6 day of Jan., 2009, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto _Shaun vanBergen____ all _____ right, title and interest in and to the following described real estate, to wit:

Parcel ID	04600009100
Owner	VANBERGEN, SHAUN & CANTRELL, TERISSA
Acquired Date	6/8/2006
Owner Document	DB-20061006 0124645

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 6 day of Jan, 2009.

STATE OF TENNESSEE
COUNTY OF _Davidson____
Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared TERISSA LYNN CANTRELL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 6th day of January, 2009.

C. CHAD WEEMS
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES MAY 23, 2009

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $__1.00___.

Affiant

STATE OF TENNESSEE
COUNTY OF __Davidson_____

Subscribed and sworn before me this the 6th day of January, 2009.

C. CHAD WEEMS
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES MAY 23, 2009

The following information is not a part of this Deed:
Property Address: 0 Little Marrowbone Rd., Joelton, TN 37080
Owners Name and Address: Shaun vanBergen, 217 Bandy Rd, Ashland City, TN 37015
Parcel Number: 04600009100
Mail tax bills to: Shaun vanBergen, 217 Bandy Rd, Ashland City, TN 37015

LEGAL DESCRIPTION: EXHIBIT A

EXHIBIT A

PICK-UP

Davidson County DEEDWARR
Recvd: 10/06/06 14:13 2 pgs
Fees:13.00 Taxes:51.62
[redacted]
20061006-0124645

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Bobby Sanders and wife,
Diane Sanders

TO: Shaun ~~van Bergen~~ VANBERGEN and
Terissa Cantrell
217 Bandy Rd.
Ashland City, TN. 37015

MAP: 046-00-0

PARCEL: 91

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Bobby Sanders and wife, Diane Sanders, Grantors herein; have bargained and sold and by these presents do convey unto Shaun ~~van Bergen~~ VANBERGEN and Terissa Cantrell, as equal tenants in common, Grantees herein, their heirs and assigns, the following described property:

> LAND in the 14th Civil District of Davidson County, Tennessee, being Tract No. 15 of the Dawson Property, and more particularly described as follows: BEGINNING at an I. P. and M. F. P. in a new pile of rocks in the center of a creek where the creek crosses the south line of the Harris A. Gilbert property, as shown of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence South 4 degrees 12 minutes 18 seconds East 850.44 feet passing through an I.P. and M.F.P. in the north margin of a 50 foot ingress and egress easement to a point in the centerline of said easement; thence with the centerline of said easement, South 55 degrees 43 minutes 42 seconds West 103.73 feet; South 53 degrees 03 minutes 11 seconds West 332.25 feet; and South 65 degrees 33 minutes 50 seconds West 80 feet; thence leaving said easement and passing through an I.P. and M.F.P. offset at 29.05 feet, North 19 degrees 34 minutes 01 second West, in all 832.88 feet to an I.P. and M.F.P.; thence North 61 degrees 02 minutes 16 seconds East 1412.24 feet to the beginning, containing 11.307 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.
>
> AND BEING the fifth tract conveyed to grantors by deed of record in Book 10750, page 43, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2006 Davidson County land taxes payment of which is assumed by grantees herein and the ingress and egress easement the centerline of which bounds the hereinabove described property.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant