Davidson County DEEDQC
Recvd: 02/06/09 15:37 3 pgs
Fees:17.00 Taxes:0.00
20090206-0010737

Prepared by:

Richard M. Smith
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Billy Edward Matthews	SAME	Map 37 Parcel 22
4410 Little Marrowbone Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of Zero Dollars ($0.00) the receipt of which is hereby acknowledged, JOSEPH BURLEY MATTHEWS, SR., by these presents does hereby quitclaim and convey unto BILLY EDWARD MATTHEWS his successors and assigns, any interest he may have as a result of being an heir of Minnie Finch in the following described tract of land known as 4410 Little Marrowbone Road, Joelton, Tennessee 37080, more fully described on the attached ***Exhibit A.***

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

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

AND NOW, I JOSEPH BURLEY MATTHEWS, SR., for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BILLY EDWARD MATTHEWS, his heirs and assigns, any interest in the said property hereinabove

described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 27 day of Oct., 2008.

Joseph Burley Matthews
JOSEPH BURLEY MATTHEWS

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF GRAYSON)

Personally appeared before me, Anita Jo Crawley, a Notary Public in and for said County and State, JOSEPH BURLEY MATTHEWS the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Grayson, Denison TEXAS ~~Tennessee~~, this 27 day of October, 2008.

Anita Jo Crawley
Notary Public

My commission expires: 8.5.2010

ANITA JO CRAWLEY
Notary Public, State of Texas
My Comm. Exp. 08-05-2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Billy Edward Matthews
Billy Edward Matthews, Affiant

Subscribed and sworn to before me this the 2 day of Jan 2009.

Larry D. Ferguson
Notary Public

My Commission Expires: Jan 23, 2010

LARRY D. FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

256279.1

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, January 29, 1959, as follows:

BEGINNING at an iron bolt in the center of Little Marrowbone Road at the intersection of the center line of said Road and the western boundary line of Tract No. 1 conveyed to Bessie L. Skelly (now Matthews) by deed from Clara Belle Harrison, as of record in Book 2020, page 272, Register's Office; of which this is a part of, said point being also the southeast corner of the True Property, formerly J.A. Winters; thence with the center of said Road with a 4 deg. curve, easterly 200 feet to an iron bolt; thence North 12 degrees 45 minutes West 1,643 feet to an iron pin; thence crossing Ridge Road, North 86 degrees West 200 feet to a large gum. True's eastern boundary line; thence South 6 degrees East to a spring branch, continuing in the same direction with said branch, in all 502 feet to a point ins aid branch, thence with said branch and True's line, South 5 degrees West 320 feet, southerly 206 feet, South 19 degrees 45 minutes East 198 feet, South 37 degrees 30 minutes east 175 feet, South 40 degrees East 224.5 feet and South 11 degrees East 182.2 feet to the beginning, containing 9 an done-half acres, more or less.

BEING the same property conveyed by Phinis Finch, the widower of Minnie Finch, by quitclaim deed to Billy Matthews of record, Book 5393, Page 471 Davidson County Register of Deeds Office.