PICK-UP

Davidson County DEEDQC
Recvd: 02/13/09 15:50 5 pgs
Fees:28.00 Taxes:260.11
20090213-0012899

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $70,300.00.

Affiant

Subscribed and sworn to before me on this the 11th day of FEB., 2009.

Notary Public

My Commission expires: My Commission Expires January 23, 2010

This instrument prepared by:
Brendi E. Kaplan, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

JANICE ANITA LAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:
Randy Powell and wife, Shelia Powell
826 Ridgetop Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILLS TO:
Same as New Owner

Map/Parcel: 03405006800

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, STATE OF TENNESSEE ("GRANTOR"), does hereby quitclaim and convey unto RANDY POWELL and wife, SHELIA POWELL (hereinafter, the "GRANTEE"), all of its right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 312 Alta Loma Road, Goodlettsville, Tennessee 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, which include without limitation:

SEE ATTACHED EXHIBIT B,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 11th day of February 2009.

GRANTOR:

STATE OF TENNESSEE

By: _____

John C. Zimmermann
Assistant District Attorney General
222 Third Avenue North, Suite 500
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , John C. Zimmermann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant District Attorney General of the State of Tennessee, the within named bargainor, and that he as such Assistant District Attorney General executed the foregoing instrument for the purposes therein contained, by signing the name of the State of Tennessee by himself as such Assistant District Attorney General.

WITNESS MY HAND AND SEAL, at office in Davidson County, this 11th day of February, 2009.

_____
Notary Public

My Commission Expires: July 5, 2011.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

EXHIBIT A

Real Property Description

Land in Davidson County, Tennessee being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, as follows:

BEGINNING at a point in the center line of Alta Loma Drive, 468 feet Northwesterly from the intersection of the center line of said Drive and Westerly margin of the L & N Railroad right-of-way and being the Northwest corner of the property conveyed to George P. Howell and William H. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Register's Office for Davidson County, Tennessee; thence North 80 degrees West with the center line of said Drive 188 feet to the center of the intersection of said Drive and Monticello Avenue; thence South 3 degrees 25 feet West with the center line of said Avenue 425 feet to a point; thence South 80 degrees East 188 feet to a point, the Southwest corner of the property conveyed to George P. Howell and William H. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Register's Office for Davidson County, Tennessee; thence North 3 degrees 25 feet East 425 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom are the following three tracts of land, to wit:

Tract No. 1: Land in Davidson County, Tennessee being a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the center line of Monticello Avenue, said point being 275 feet South from the center of Alta Loma Road; thence in a Southerly direction with the center line of said Monticello Avenue 150 feet to a point; thence South 80 degrees East 188 feet more or less, to the Southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell, et al., as of record in Book 2693, Page 353, Register's Office for Davidson County, Tennessee; thence along said Trammel's Westerly line in a Northerly direction 150 feet to a point; thence Westerly 188 feet more or less to the center of Monticello Avenue and point of beginning.

BEING the same property conveyed to Raymond Trammel and wife, Twanda Trammel by Deed from James C. Ferguson and wife, Pauline Ferguson of record in Book 2746, Page 125, Register's Office for Davidson County, Tennessee.

Tract No. 2: BEING a part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey made by H. Gee, November 26, 1960, as follows:

BEGINNING in the center of Monticello Avenue at the Northwest corner of the property conveyed to William C. Davis and wife, Elise B. Davis by Deed from Raymond Trammel and wife, dated July 18, 1960, filed August 5, 1960, and recorded in Book 3103, Page 167, Register's Office for Davidson County, Tennessee; thence with said Davis' Northern boundary line South 80 degrees 00

minutes East 175 feet to an iron pin; thence North 6 degrees 17 minutes East 105 feet; thence North 80 degrees 09 minutes West 180.4 feet to the center of Monticello Avenue; thence with the center of the same South 3 degrees 18 minutes West 105 feet to the beginning.

BEING the same property conveyed to Robert E. Newman and wife, Patricia Russell Newman by Deed from James C. Ferguson and wife of record in Book 3178, Page 287, Register's Office for Davidson County, Tennessee.

Tract No. 3: RIGHT-OF-WAY with Temporary Construction Easement: Land in Davidson County, Tennessee, being part of Lot No 38 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point which is the intersection of the South margin of Alta Loma Road with the East margin of Monticello Avenue; thence with the South margin of Alta Loma Road South 83 degrees 00 minutes East 28.1 feet to a point; thence in a Westerly direction with a curve to the left having a central angle of 96 degrees 42 minutes, radius of 25 feet, 42.2 feet to the East margin of Monticello Avenue; thence with said East margin North 00 degrees 18 minutes East 28.1 feet to the point of beginning and containing approximately 175 square feet.

The Temporary Construction Easement varying in width from 1 to 4 feet and running with and adjacent to a portion of the South margin of Alta Loma Road for a distance of 60 feet, more or less, and containing approximately 165 square feet. This easement is to become null and void upon completion of this project.

BEING the same property conveyed to the Metropolitan Government of Nashville and Davidson County by Deed from Martha D. Howard and recorded in Book 5685, Page 988, Register's Office for Davidson County, Tennessee.

Being the same property forfeited to the State of Tennessee by Judgment of Forfeiture of record in Instrument Number 200705250062702, and Order of record in Instrument Number 2007052500062698, Register's Office for Davidson County, Tennessee and previously being the same property conveyed to Charles Madison Farrar and wife, Cynthia Denise Farrar by deed from Marvin L. Winnett of record in Instrument Number 200204110045316, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. City and/or County Taxes for the year 2009 and subsequent years. A lien, not due or payable.

2. All matters shown on the Plan of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee.

3. Right-of-Way and easement for telephone lines granted to American Telephone and Telegraph Company of record in Book 1247, Page 127, Register's Office for davidson County, Tennessee.

4. Easement for Right-of-Way and Temporary Construction Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5685, Page 988, Register's Office for Davidson County, Tennessee.