BILL GARRETT, Davidson County
Trans:T20090037550 DEEDQC
Recvd: 06/05/09 11:00 3 pgs
Fees:22.00 Taxes:0.00
20090605-0052257

Instrument Prepared By:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
James B. Overby		
2209 Lakeshore Drive	Same	53-8-3
Old Hickory, TN 37138		

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 making a re-conveyance to create a Tenancy in Common with Rights of Survivorship with the below named individuals, **James B. Overby** does hereby quitclaim and convey his interest unto **Donald R. Barrett, Jr., Trustee**, his successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

See Exhibit A

Being the same property conveyed to James R. Overby by deed of record in Instrument No. 20040719008583l, 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 acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

James B. Overby

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **James B. Overby and Charles V. Duncan as Tenants in Common with Rights of Survivorship,** 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 Jan, 2009.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B. Overby, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2009.

Kelly G. Woods
Notary Public

My Commission Expires: 9/19/09

KELLY G. WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., 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 3rd day of June, 2009

Notary Public

My Commission Expires: _____

K. Thomas Sidwell
State of Tennessee Notary Public
Williamson County
My commission expires November 8, 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 3 DAY OF June, 2009.

Notary Public

My Commission Expires:_____

K. Thomas Sidwell
State of Tennessee Notary Public
Williamson County
My commission expires November 8, 2009

EXHIBIT A

Legal Description

TRACT 1:
A small tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Pitts Avenue, 85 feet northwest from the margin of 24th Street; thence northeasterly 150 feet to a point which is 70 feet northwest from the margin of 24th Street; thence with the margin of the same southeasterly 85 feet to the point of beginning.

Being the same property conveyed to Martha B. Moore Brown and Loretta M. Offschanka by Quitclaim Deed from Martha B. Moore a/k/a Martha B. Moore Brown of record in Book 10715, Page 68, register's Office for Davidson County, Tennessee.

TRACT 2:
Being part of the property shown on the Plan of Dabbs & Elliot Subdivision at Old Hickory as of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated August 13, 1974, as follows:

Beginning at a point in the northeast margin of Lakeshore Drive, said point being the northwest corner of the Fred D. Moore property, as of record in Book 3497, page 201, said Register's Office; thence North 53 deg. 35' east 150.0 feet to an iron pin; thence north 45 deg 55' west 35.58 feet to the southeasterly margin of 15 foot access easement; thence with said easement south 65 deg. 38' west 33.2 feet to a point; thence continuing along said easement, with a curve having a center line radius of 376.04 feet, a curve distance of 117.39 feet to a railroad spike on the northeasterly right-of-way of Lakeshore Drive; thence south 49 deg. 31' east along said margin 15.02 feet to the point of beginning.