THIS INSTRUMENT WAS PREPARED BY:
RACHEL D. SHARP, ESQ
120 DONELSON PIKE, SUITE 203
NASHVILLE, TENNESSEE 37214
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans: T20090038435 DEEDQC
Recvd: 06/09/09 14:33 2 pgs
Fees: 12.00 Taxes: 0.00
20090609-0053568

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is *Zero.*

Affiant

Subscribed and sworn to before me on this 5th day of May, 2009.

NOTARY PUBLIC
My commission expires: 3-12-2012

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
William Phillip Langford 5833 Cane Ridge Road Antioch, Tennessee 37013	Same	182000 13700

QUITCLAIM DEED

WHEREAS, Dana Leigh Langford, ("Grantor") and William Phillip Langford ("Grantee") were married as husband and wife but recently obtained a divorce; and

WHEREAS, this is a transfer of property by tenants by the entirety in resolution of a divorce and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of her right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of the Final Judgment of Divorce entered in the matter of Dana Leigh Langford v. William Phillip Langford, Davidson County Circuit Court No. 08D-1634, the receipt of all of which is hereby acknowledged, Dana Leigh Langford, the Grantor, does hereby convey, remise, release and forever quitclaim unto William Phillip Langford, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Beginning at an iron pin by a 14 inch Hackberry tree in fence line 18 feet off the center line of Cane Ridge Road, thence N 77 degrees 33 minutes W 706.6 feet to a point; thence N 68 degrees 39 minutes W. 990.2 feet to an iron pin in the center line of T.V.A. power line; thence along said center line 47 degrees 48 minutes W 522.0 feet to an iron pin in the center of said T.V.A. power line; thence S 56 degrees 57 minutes E 718.0 feet to an iron pin; thence S 75 degrees 13 minutes E 1,313.1 feet to an iron pin; thence N 10 degrees 07 minutes E 437.9 feet to an iron pin; thence N 81 degrees 12 minutes E 48.0 feet to an iron pin 18 inches off the center line of Cane Ridge Road, thence with said road N 1 degree 26 minutes E 126 feet to the point of beginning.

Being the same property conveyed to William P. Langford and Dana Leigh Langford, husband and wife, by Warranty Deed recorded as instrument number 20010221-0016064 Register's Office of Davidson County, Tennessee.

Subject to easement for TVA power lines of record in Book 4424, page 973, of the Register's Office of Davidson County, Tennessee; Subject to restrictive covenants, easements, and setback lines that are applicable to the subject property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property, known as 5833 Cane Ridge Road, Antioch, Tennessee 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. HEWITT & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 5th day of May, 2009.

DANA LEIGH LANGFORD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA LEIGH LANGFORD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2009.

JOCELYN A. KOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 3-12-2012