BILL GARRETT, Davidson County
Trans:T20090039506 DEEDQC
Recvd: 06/15/09 10:18 2 pgs
Fees:12.00 Taxes:0.00
20090615-0055165

This instrument prepared by:
LAW OFFICES OF J. PHILLIP JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
MAP 163 PARCEL 159
5177 HICKORY HOLLOW PARKWAY
ANTIOCH, TN 37013

New Owner - Send Tax Bills:
KEVIN E. DUNN
1815 GALLATIN RD. NORTH
MADISON, TN 37115

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 22 day of May, 2009, by first party, Grantor, **CHRISTINA JEAN DUNN, UNMARRIED,** to second party, **KEVIN E. DUNN, UNMARRIED**

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars ($10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of **DAVIDSON**, State of Tennessee to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND LYING IN THE 29TH COUNCILMANIC DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY BY SANDERS SURVEYING, DATED AUGUST 14, 1995 AS FOLLOWS:

BEGINNING AT AN OLD IRON PIN IN THE SOUTHERLY MARGIN OF HICKORY HOLLOW PARKWAY, SAID PIN BEING THE NORTHWESTERLY CORNER OF THE TIRE AND AUTO HOLDINGS, INC. PROPERTY OF RECORD IN DEED BOOK 8206, PAGE 382, R.OD.C., TN, AND ALSO BEING N 70 DEGREES 24 MINUTES 32 SECONDS WEST A DISTANCE OF 1,785.6 FEET FROM THE INTERSECTION OF THE CENTERLINES OF SAID ROAD AND BELL ROAD:

THENCE LEAVING THE MARGIN OF SAID ROAD, AND WITH THE LINE OF TIRE AND AUTO HOLDINGS, INC., SOUTH 32 DEGREES 23 MINUTES 17 SECONDS WEST A DISTANCE OF 199.45 FEET TO AN OLD IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF CSX RAILROAD;

THENCE LEAVING THE LINE OF TIRE AND AUTO HOLDINGS, INC., AND WITH THE RAILROAD RIGHT-OF-WAY, N 57 DEGREES 55 MINUTES 57 SECONDS W, A DISTANCE OF 364.48 FEET TO A NEW IRON PIN, SAID PIN BEING THE SOUTHEASTERLY CORNER OF THE W.P. HUTCHERSON PROPERTY OF RECORD IN DEED BOOK 8207 PAGE 190, R.O.D.C., TN.

THENCE LEAVING THE RAILROAD RIGHT OF WAY, AND WITH HUTCHERSON'S LINE, N 34 DEGREES 43 MINUTES 33 SECONDS E, A DISTANCE OF 188.89 FEET TO AN OLD IRON PIN IN THE SOUTHERLY MARGIN OF HICKORY HOLLOW PARKWAY, SAID PIN BEING HUTCHERSON'S NORTHEASTERLY CORNER;

THENCE LEAVING HUTCHERSON'S LINE AND WITH THE MARGIN OF SAID ROAD, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,298.462 FEET, A DELTA ANGLE OF 07 DEGREES 43 MINUTES 33 SECONDS A TANGENT OF 87.675 FEET, A CHORD BEING 174.952 FEET WITH A BEARING OF S 61 DEGREES 37 MINUTES 46 SECONDS E, A LENGTH OF 175.085 FEET TO AN OLD IRON PIN;

THENCE CONTINUING WITH THE MARGIN OF SAID ROAD, S 57 DEGREES 46 MINUTES 84 SECONDS E, A DISTANCE OF 192.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.638 ACRES, PER SURVEY BY SANDERS SURVEYING, DATED AUGUST 14, 1995.

BEING THE SAME PROPERTY CONVEYED TO KEVIN E. DUNN D/B/A CARTRONICS BY DEED DATED OCTOBER 12, 1995 AND RECORDED IN BOOK 9829 PAGE 67 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 5177 HICKORY HOLLOW PARKWAY, ANTIOCH, TN 37013

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Christina Jean Dunn
BY: CHRISTINA JEAN DUNN

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRISTINA JEAN DUNN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Robertson, Davidson Co., Tennessee, this 22nd day of May, 2009.

TIMOTHY B. NAGEL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: August 4, 2012 Notary Public

STATE OF **TENNESSEE**
COUNTY OF Davidson

My Commission Expires August 4, 2012

The actual value or consideration, whichever is greater for this transfer is **$ -0-**
(Pursuant to divorce decree)

TIMOTHY B. NAGEL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2009.

My Commission Expires August 4, 2012

Notary Public

My Commission Expires: August 4, 2012

Prepared By:
LAW OFFICE OF J. PHILLIP JONES
Suite C-205, Nashville House
One Vantage Way
Nashville, TN 37228
(615) 254-4430

Recording requested by and when recorded mail to: Tiffany Meadows
Stewart Title Guaranty – NTS
1980 Post Oak Blvd. #610
Houston, TX 77056
NTS# 08335157

Christina Jean Dunn only had marital interest in this property