BILL GARRETT, Davidson County
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20090701-0061561

Commitment Number: 9032332

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This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058 00 0 091.00

QUITCLAIM DEED

Mark Canfield, married to **Kelli Canfield** who is entering in the execution and delivery of this deed to release all her rights in the real estate, including Homestead and Dower, to the Grantee, and **James E. Templeton** and **Dona Templeton** , Husband and Wife, hereinafter grantors, of **Davidson County**, **Tennessee**, for $ 103,530.00 (ONE Hundred + Three THOUSAND FIVE Hundred + Thirty) in consideration paid, grant and quitclaim to **Mark Canfield**, hereinafter grantee, whose tax mailing address is **5000 Drakes Branch Road, Nashville, TN 37218** , without covenants of any kind, all right, title, interest and claim to the following land in the following real property:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of the Lot No. 7 in the Division of Drake Lands, a plan of which is recorded in Minute Book "J" pages 396-397, County Court for said County, described according to a survey made by C.J. Carney, Surveyor, April 21, 1956 as follows: Beginning at a point on the easterly margin of Drake Creek Road, also known as Drake's Branch Road, at the intersection of said road and the north boundary line of a part of Lot No. 7 conveyed to Charles Mills and wife, by Joe Clinton Drake and wife, by deed of record in Book 1785, page 483, Register's Office for said

county; thence with the easterly margin of said road N 14 degrees West 129.6 ft to an iron pipe; thence N 78 degrees 30 minutes East 241 ft to an iron pin; thence S 12 degrees 30 minutes East 178.1 ft to an iron pipe in the northern boundary of said Charles Mills property; thence with the northern boundary line of said Mills property. N 89 degrees West 245 ft. to the beginning, containing 0.86 acres, more or less.

Being the same property conveyed to the Grantor(s) in Instrument No. 20030211-0018638
Commonly known as: 5000 Drakes Branch Road, Nashville, TN 37218
Parcel Number: 058000091.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to, and excepted from the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 6-24, 2009:

Mark Canfield
Mark Canfield

Kelli Canfield KAC
KAC Kelli Canfield
Kelli Canfield

James E. Templeton
James E. Templeton

Dona L Templeton
Dona Templeton
Dona Templeton

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 24 JUNE, 2009 by **Mark Canfield**, and **Kelli Canfield, Husband and Wife** and **James E. Templeton** and **Dona Templeton, Husband and Wife**, who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Gene Turner
Notary Public

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2011

Maximum principal indebtedness for Tennessee recording tax purposes is 103,530
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $103,530 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of JUNE, 2009.

Mark Canfield
Affiant

Mark Canfield
Type or Print Name

GENE TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2011

(Seal)

Gene Turner
Notary Public

My commission expires:
3-7-11

GENE TURNER
Type or Print Name

Grantee's Name and Address:

Mark Canfield
5000 Drakes Branch Road, Nashville, TN 37218
Send tax statement to grantee