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BILL GARRETT, Davidson County
Trans:T20090049509 DEEDQC
Recvd: 07/22/09 13:19 4 pgs
Fees:27.00 Taxes:0.00
20090722-0068814

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marsha B. Jones 7596 Buffalo Road Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: Part of Map 127-00, Parcel 1.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of making a re-conveyance to establish **this portion of their property as a separate parcel and to create a drive easement serving this parcel**, the undersigned, **Phillip R. Jones and wife, Marsha B. Jones, as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

New 5 Acre Tract (Part of Map 127-00, Parcel 1.00)

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said parcel also being a portion of Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at an iron rod in the north margin of Buffalo Road, said iron rod being the southwest corner of the property herein described, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence:

1) leaving the north margin of Buffalo Road, along the east line of Parcel 190.00, North 44 degrees 12 minutes 08 seconds West a distance of 826.09 feet to an iron rod, said iron rod being the northwest corner of the property herein described, and said iron rod being a new interior corner in the west line of the remainder of Parcel 1.00, and said iron rod also being in the east line of Parcel 190.00 thence:

2) leaving the east line of Parcel 190.00, severing Parcel 1.00, North 46 degrees 00 minutes 00 seconds East a distance of 346.30 feet to an iron rod, said iron rod being the northeast corner of the property herein described, and said iron rod also being an interior corner in the west line of the remainder of Parcel 1.00, thence:

3) continuing to sever Parcel 1.00, South 35 degrees 38 minutes 07 seconds East a distance of 247.69 feet to a magnetic nail, said magnetic nail being in the east line of the property herein described, and said magnetic nail also being in the west line of the remainder of Parcel 1.00, thence:

4) continuing to sever Parcel 1.00, South 18 degrees 30 minutes 00 seconds East a distance of 101.45 feet to a magnetic nail, said magnetic nail being in the east line of the property herein described, and said magnetic nail also being in the west line of the remainder of Parcel 1.00, thence:

5) continuing to sever Parcel 1.00, South 28 degrees 00 minutes 00 seconds East, passing a point at a distance of 45.26 feet said point being the edge of an easement serving Parcel

180.00, a total distance of 175.00 feet, to an iron rod, said iron rod being in the east line of the property herein described, and said iron rod being in the west line of the remainder of Parcel 1.00, and said iron rod being a corner to the west margin of an easement serving the property herein described, and said iron rod also being a corner to the west margin of an easement serving Map 113-00, Parcel 180.00 (Alsup) as evidenced in Deed Book 11680 Page 313, RODCT, thence:

6) continuing to sever Parcel 1.00, South 50 degrees 00 minutes 00 seconds East a distance of 175.00 feet to an iron rod, said iron rod being in the east line of the property herein described, and said iron rod being in the west line of the remainder of Parcel 1.00, and said iron rod being a corner of the west margin of an easement serving the property herein described and said iron rod also being a corner to the west margin of an easement serving Parcel 180.00, thence:

7) continuing to sever Parcel 1.00, South 28 degrees 00 minutes 00 seconds East a distance of 199.96 feet to an iron rod in the north margin of Buffalo Road, said iron rod being the southeast corner of the property herein described, and said iron rod being the new southwest corner of the remainder of Parcel 1.00, and said iron rod being a corner of the west margin of an easement serving the property herein described, and said iron rod also being a corner to the west margin of an easement serving Parcel 180.00, thence:

8) following the north margin of Buffalo Road, with a curve to the left, (said curve having a chord direction of South 61 degrees 08 minutes 41 seconds West, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet to an iron rod in the north margin of Buffalo Road, said iron rod being in the south line of the property herein described, thence;

9) following the north margin of Buffalo Road, with a curve to the left, (said curve having a chord direction of South 59 degrees 40 minutes 04 seconds West, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet) a distance of 125.09 feet to an iron rod in the north margin of Buffalo Road, the BEGINNING, containing 5.0926 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

TOGETHER WITH an Easement for location of a drive serving subject property described as follows:

Being a 30' wide ingress and egress easement in the 35th Councilmanic District of Davidson County, Tennessee and located on the north margin of Buffalo Road, said easement also being a portion of Map 127-00, Parcel 1.00 as evidenced in Deed Book 8765 Page 346 in the Register's Office for Davidson County, Tennessee (RODCT), serving a new 5 acre tract that is a portion of Parcel 1.00 and being more particularly described as follows:

To find the beginning, start at an iron rod on the north margin of Buffalo Road, said iron rod being the southwest corner of a 5 acre tract cut out of Parcel 1.00, and said iron rod being the former southwest corner of Parcel 1.00, and said iron rod also being the southeast corner of Map 127-00, Parcel 190.00 (Fein) as evidenced in Instrument Number 20071121-0136474, RODCT, thence; the with a curve to the right, (said curve having a chord direction of North 59 degrees 40 minutes 04 seconds East, and a chord length of 125.03 feet and said curve having a radius of 1187.79 feet) a distance of 125.09 feet, to an iron rod in the north margin of Buffalo Road, thence; continuing along the north margin of Buffalo Road, with a curve to the right, (said curve having a chord direction of North 61 degrees 08 minutes 41 seconds East, and a chord length of 59.18 feet and said curve having a radius of 2092.61 feet) a distance of 59.19 feet, to an iron rod the BEGINNING, said iron rod being the southwest corner of the property herein described (the remainder of Parcel 1.00), and said iron rod also being the southeast corner of the new 5 acre tract, thence:

1) crossing Parcel 1.00, North 28 degrees 00 minutes 00 seconds West a distance of 199.96 feet to an iron rod, thence;
2) continuing to cross Parcel 1.00, North 50 degrees 00 minutes 00 seconds West a distance of 175.00 feet to an iron rod, thence;
3) continuing to cross Parcel 1.00, North 51 degrees 00 minutes 00 seconds East a distance of 30.56 feet to a point, thence;
4) continuing to cross Parcel 1.00, South 50 degrees 00 minutes 00 seconds East a distance of 175.00 feet to a point, thence;

5) continuing to cross Parcel 1.00, South 28 degrees 00 minutes 00 seconds East a distance of 205.98 feet to a point, thence;
6) following the line of Parcel 1.00 and with the north margin of Buffalo Road, with a curve to the left (said curve having a chord bearing of South 62 degrees 21 minutes 57 seconds West, and a chord length of 30.00 feet and said curve having a radius of 2092.61 feet) a distance of 30.00 feet to an iron rod, the BEGINNING, containing 7,494.23 square feet, or 0.172 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

BEING part of the same property conveyed to Phillip R. Jones and wife, Marsha B. Jones by deed from Madison Smith and wife, Ada T. Smith, dated October 22, 1992, of record in Book 8765, page 346, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to a survey by Jesse E. Walker, RLS, PE, dated 04-27-2009.

This conveyance is subject to a water line service easement retained in favor of Grantor's adjacent property (remaining portion of Map 127-00, Parcel 1.00) from the meters located upon the southern portion of this subject tract over and across so much of the subject property as is currently being used for location and maintenance of the water line which serves the said adjacent property.

This is improved property, known as: [pt of] 7600 Buffalo Road, Nashville, Tennessee 37209

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Marsha B. Jones**, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on July 14th, 2009.

Phillip R. Jones

Marsha B. Jones

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

On July 14th, 2009, before me the undersigned authority, personally appeared **Phillip R. Jones and Marsha B. Jones**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On July 14th, 2009, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-

Affiant

Sworn and subscribed before me on June 14th, 2009.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.