BILL GARRETT, Davidson County
Trans:T20090050497 DEEDQC
Recvd: 07/27/09 13:22 3 pgs
Fees:17.00 Taxes:0.00
20090727-0070168

QUITCLAIM DEED

FROM: IRENE MAI DAY

TO: STEVEN W. IRWIN & SHELIA D. COODE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Steven W. Irwin **2235 Sparten Pike** **Lebanon, TN 37090**	SAME	Map 33 Parcel 105 Map 72-8 Parcel 114

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF Davidson **)**

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Steven W Irwin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF JULY, 2009.

Toni Barrett
NOTARY PUBLIC
My Commission Expires 2-10-2012

TONI BARRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOVEMBER 10, 2012

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute I, IRENE MAI DAY, by these presents do hereby quitclaim and convey all my interests, and I, WILLIAM E. BINKLEY, by these presents do hereby quitclaim and convey any marital interests I might have, unto STEVEN W. IRWIN and SHELIA D. COODE, their successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

TRACT 1:
Land in the 11th Civil District, Davidson County, Tennessee, more particularly described according to a survey by Ralph W.C. Lambert, surveyor, April 15, 1967, as follows:

Beginning at an iron pin corner to Day and a drain on Campbell Road; thence following the easterly margin of Campbell Road in a circle with a radius of 407 feet 255 feet to a point; thence continuing on with the margin of Campbell Road south 13 degrees 34' west, 311.5 feet to a point; thence continuing on with the margin of Campbell Road 545 feet to a point; thence south 3 degrees east 65 feet to an iron pin and corner of Day; thence south 89 degrees 34' east 598 feet to an iron pin; thence north 2 degrees 30' west, 1,161 feet with Kemper property to an iron pin in line of Blair Manor Subdivision; thence north 82 degrees 4' west, 200 feet to a point; thence north 53 degrees 18' west, 220.81 feet to a point; thence north 72 degrees 51' west, 73.68 feet to an iron pin in a drain; thence following said drain south 27 degrees 09' west, 200 feet to an iron pin at the point of beginning, and containing 16 1/3 acres, more or less.

Being the same property conveyed to Irene M. Higgason, being one and the same person as Irene Mai Day, from James S. Higgason, Jr., by Warranty Deed, on February 23, 1971, as of record in Book 4481, page 710, Register's Office of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is unimproved property known as 0 W. Campbell Road, Goodlettsville, Tennessee, 37072.

TRACT 2:
Being Lot No. 45 on the Map of Dalewood, Section I, as of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 45 fronts 88.9 feet on the westerly side of Pinewood Road and runs back 153.7 feet on the northerly line and 147.1 feet on the southerly line, to a dead line in the rear, measuring 91 feet thereon.

Being the same property conveyed to Irene M. Higgason, being one and the same person as Irene Mai Day, from James S. Higgason, Jr., by Warranty Deed, on February 23, 1971, as of record in Book 4481, page 710, Register's Office of Davidson County.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property known as 2214 Pinewood Road, Nashville, Tennessee, 37216.

And now, we, IRENE MAI DAY and WILLIAM E. BINKLEY, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto STEVEN W. IRWIN and SHELIA D. COODE, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances, as may affect the premises, as above set forth. This transfer is by Quitclaim and we make no warranties as to the title.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of July, 2009.

Irene Mai Day
IRENE MAI DAY

William E. Binkley
WILLIAM E. BINKLEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for County and State, the within named, IRENE MAI DAY, the grantor, 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 Nashville, Tennessee, this 27th day of July, 2009.

Joni Barrett
Notary Public

My commission expires: 3-10-2012

JONI BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, WILLIAM E. BINKLEY, the grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2009.

Notary Public

My commission expires: 3-10-2012

JONI BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012