BILL GARRETT, Davidson County
Trans:T20090052051 DEEDQC
Recvd: 08/03/09 08:18 4 pgs
Fees:27.00 Taxes:0.00
20090803-0072101

This instrument prepared by:
Brenda Franks Hale, Attorney
HALE and HALE, PLC
231 Public Square, Suite 312
Franklin, Tennessee 37064

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL**
Matthew Buerger and Anne Welles 6774 Gower Road Nashville, Tennessee 37209	New Owner	Map and Parcel 101-87.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand and paid by the hereinafter named Grantee, and other good valuable considerations, and for the express purpose of conveying a survivorship interest in subject property to Matthew Buerger and Anne Welles, the receipt and sufficiency of which is hereby acknowledged, I, Matthew Buerger, by these presents do hereby quitclaim and convey unto Brenda Franks Hale, Trustee, her successors and assigns, the following described tract or parcel of land:

LAND in Davidson County, Tennessee, being the easterly 5 acres of the Tom Carlton Property, as of record in Book 2134, Page 310, Register's Office for Davidson County, Tennessee, and being bounded on the south by Gower Road, on the west by Carlton, on the north by Campbell, and on the east by Sullivan and Barnes, and being more particularly described as follows: Beginning at an iron pin in the north right-of-way line of Gower Road, the southeast corner of the Tom Carlton property, a common corner with A.A. Barnes, said pin being located approximately 1075 feet west of River Road; thence with north right-of-way line of Gower Road south 54 deg. 15 min. 01 sec. west, 81.25 feet to a point; thence south 42 deg. 02 min. 47 sec. west, 43.75 feet to an iron pin corner; thence leaving the north right-of-way line of Gower Road and on a line through the Carlton Property north 45 deg. 16 min. 19 sec. west, 1208.99 feet to an iron pin corner in the south line of Michael Campbell; thence with Campbell north 52 deg. 35 min. 56 sec. east 69.11 feet; thence north 63 deg. 21 min. 24 sec. east, 125.78 feet; thence north 69 deg. 22 min. 56 sec. east, 178.48 feet to an iron pin corner common with Campbell and Frank Sullivan; thence leaving Campbell and with Sullivan south 22 deg. 50 min. 41 sec. East 622.42 feet to an 18-inch cedar and fence corner common with Sullivan and A.A. Barnes; thence leaving Sullivan and with Barnes south 54 deg. 34 min. 00 sec. 156.42 feet to a 21-inch hackberry; thence south 31 deg. 38 min. 26 sec. east, 146.50 feet to a 15-inch cedar; thence south 46 deg. 02 min. 15 sec. east, 166.60 feet to a stump of a double osage

orange; thence south 63 deg. 02 min. 12 sec. east, 60.50 feet to the point of beginning.

BEING the same property conveyed to Matthew Buerger, unmarried, by Warranty Deed from William Carlton and wife, Tabitha Dunn Carlton, dated March 31, 2004, of record in Instrument No. 20040415-0042439, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

And now, I, the said **BRENDA FRANKS HALE, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **MATTHEW BUERGER AND ANNE WELLES, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIORSHIP**, their heirs and assigns, all my right, title and interest in and to 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 is improved property known as 6774 Gower Road, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 22nd day of July, 2009.

Brenda Franks Hale, Trustee

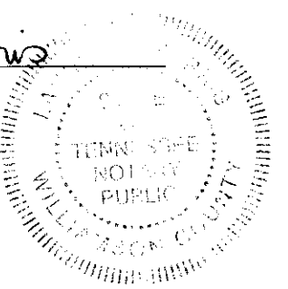
Matthew Buerger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Brenda Franks Hale, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of July, 2009.

Laurie M Harris
Notary Public



My commission expires: 12-10-2012

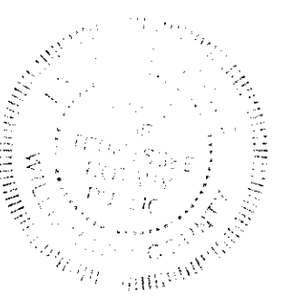
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County, Matthew Buerger, with whom I am personally acquainted and who acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand this 22nd day of July, 2009 in Franklin, Tennessee.

Laurie M Harris
Notary Public

My commission expires: 12-10-2012



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is Ten and No/100 ($10.00) DOLLARS.

Matthew Bruce
Affiant

Sworn to and subscribed before me, this 22nd day of July, 2009.

Notary Public

My commission expires: _____

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires April 28, 2013