QUITCLAIM DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 6th DAY OF AUGUST, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, Esq., 256 Seaboard Lane, G-104, Franklin, TN 37067
No title search performed
McKinney Trust

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Bradley McKinney	Bradley McKinney	Map 34-6, Parcel 35
408 Glen Lakes Court	688 Pebble Springs Drive	Map 34-6, Parcel 22
Franklin, TN 37069	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

BRADLEY MCKINNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM, AND CONVEY ALL OF MY INTEREST UNTO:

BRADLEY MCKINNEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, TWO CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 741 Myatt Drive,and Myatt Drive at Edgefield Junction Road, Madison, TN 37115

Witness My hand on this 6th day of August, 2009

Bradley McKinney

BILL GARRETT, Davidson County
Trans:T20090056247 DEEDQC
Recvd: 08/18/09 09:06 3 pgs
Fees:17.00 Taxes:0.00

20090818-0077492

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the__ day of August, 2009, before me personally appeared Bradley McKinney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at , Tennessee, this 6th day of August, 2009

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Tract 1

MAP 34-2, PARCEL 22

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Plat Book 421, Page 105, at the Register's Office for Davidson County, Tennessee, and being the property of James R. McKinney, et al, of record in Deed Book 6208, Page 134, and being bounded on the north by Lot 2 of the Revised Master Plat of the Rivergate Place, as of record in Plat Book 6900, Page 368, and being the property of Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by part of an unnamed lot of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, on the south by the north right-of-way line of Myatt Drive, and on the west by part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of Kenneth L. Dudney and Barbara L. Dudney, as of record in Deed Book 7754, Page 592, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive, at a corner common with Kenneth L. Dudney and Barbara L. Dudney;

Thence with Kenneth L. Dudney and Barbara L. Dudney north 42 deg 53 Min 23 Sec East, 238.34 Feet to an iron rod at a common corner with said Lot 2;

Thence with said Lot 2 for the following two calls;

Thence north 43 deg 00 min 26 sec east, 30.00 feet to an iron rod;

Thence south 47 deg 22 min 01 sec east, 201.20 feet to an iron rod at a common corner with said unnamed lot;

Thence with said unnamed lot south 48 deg 56 min 04 sec west, 308.64 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive for the following three calls;

Thence north 37 deg 50 min 17 sec west, 143.28 feet to a pk nail;

Thence north 51 deg 43 min 44 sec east, 10.00 feet to a pk nail;

Thence north 37 deg 50 min 17 sec west, 29.27 feet to the point of beginning.

Containing 54.082 square feet (1.242 acres more or less)

Tract 2

TAX MAP 34-6, PARCEL 35

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, at the Register's Office for Davidson County, Tennessee, and being bounded on the north by Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by James R. McKinney, Trustee, as of record in Deed Book 4770, Page 24, on the south by the north right-of-way line of Myatt Drive, and on the west by James R. McKinney, et al, as of record in Deed Book 6208, Page 134, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive at a corner common with James R. McKinney, et al;

Thence with James R. McKinney, et al, north 48 deg 56 min 04 sec east, 308.64 feet to an iron rod in the south property line of Robert H. Williams, et ux;

Thence with the south property line of Robert H. Williams, et ux, south 45 deg 00 min 39 sec east, 127.72 feet to an iron rod;

Thence south 33 deg 43 min 51 sec east, 22.53 feet to an iron rod at a corner common with James R. McKinney, Trustee;

Thence with James R. McKinney, Trustee, south 48 deg 56 min 04 sec west, 322.99 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive north 37 deg 50 min 17 sec west, 150.00 feet to the point of beginning.

Containing 47,579 square feet (1.092 acres more or less).

The said James R. McKinney is now deceased and Bradley McKinney owns 1/3 of James R. McKinney's 1/3 undivided interest according to a Settlement agreement filed in the Probate Court for Davidson County, Tennessee, case number 93P-463, filed April 24, 1998.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.