THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 103, 205 Powell Place, Brentwood, TN 37027

New Owner:
Leanne B. Parsons
2952 Primrose Circle
Nashville, TN 37212

Send Tax Bills To:
Bank of America, NA
9000 Southside Blvd.
Jacksonville, FL 32256

Map & Parcel Nos:
11703006200

BILL GARRETT, Davidson County
Trans:T20090062264 DEEDQC
Recvd: 09/11/09 08:37 3 pgs
Fees:17.00 Taxes:0.00
20090911-0084994

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, I, Charles S. Bond, the Grantor, have this day bargained and sold and do hereby transfer, convey and quitclaim unto Leanne B. Parsons, the Grantee, her heirs and assigns forever, all of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 1 of Block B on the Map of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Primrose Circle and runs back between parallel lines 186.1 feet on the westerly line along the easterly line of an unnamed street, 162.5 feet along the easterly line to the margin of the Tennessee Central Railroad on which it measures 115 feet.

INCLUDED BUT SPECIFICALLY EXCLUDED is that portion of the property conveyed to the State of Tennessee for construction of a controlled access highway and for ingress and egress to and from of record in Book 4795, page 753, more particularly described as follows:

Beginning at a point in the south boundary of this property, said point being South 57 deg. 38' West 75.3 feet along the said boundary from its intersection with the west margin of Primrose Circle at another point that is 1227.1 feet south and west of the east exit of Primrose Circle on Primrose Avenue; thence along the said south boundary South 57 deg. 38' West 86.5 feet to a point in the north right of way of the Tennessee Central Railroad; thence along the said right of way if the Tennessee Central Railroad; thence along the said right of way North 34 deg. 39' West 115.0 feet to a point; thence North 75 deg. 11' East 950 feet to a point; thence South 32 deg. 51' East 85.5 feet to the point of beginning and containing 8,790 square feet and being part of the property conveyed by Frank P. Petzold and wife to Hilda A.

Nutting of record in Book 1258, page 172, Register's Office for Davidson County, Tennessee.

There is also hereby conveyed a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers. This conveyance includes the right of the State of Tennessee, Department of Transportation, its assigns and its servants and agents to construct, operate, maintain, repair, replace and inspect electric power transmission and sanitary sewer improvements within the limits of the aforementioned easement which is described as follows: Beginning at the same point described above; thence North 32 deg. 51' West 85.5 feet to a point; thence North 75 deg. 11' East 10.5 feet to a point; thence South 32 deg. 51' East 81.9 feet to a point in the said south boundary; thence along the said south boundary South 57 deg. 38' West 10.0 feet to the point of beginning and containing 855 square feet.

Being the same property conveyed to Leanne B. Parsons and Charles S. Bond by deed from Elizabeth Cyprus of record in Instrument No. 20090827-0080645, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing his signature this 9th day of September, 2009.

Charles S. Bond
CHARLES S. BOND

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES S. BOND, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2009.

My Commission Expires:
7-5-2011

Linda G. Bagwell
NOTARY PUBLIC



STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value whichever is greater, for this transfer is $-0-.

Charles S. Bond
AFFIANT

Subscribed and sworn to before me this 9th day of September, 2009.

My Commission Expires:

7-5-2011

Linda G. Bagwell
NOTARY PUBLIC

LINDA G. BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011