This instrument prepared by:
KEVIN C. BALTZ
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20090063150 DEEDQC
Recvd: 09/15/09 14:02 3 pgs
Fees:17.00 Taxes:0.00
20090915-0086183

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
KENDRA KAY WARD	New Owner	Map: 54-12
721 General Kershaw Drive		Parcel: 1
Old Hickory, TN 37138		

FOR AND CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledge, WE, S.C.BYBEE and PEGGY BYBEE (hereinafter referred to as the "Grantors"), subject to the retained life estate set forth hereinafter, do hereby quitclaim, transfer and convey unto KENDRA KAY WARD (hereinafter referred to as the "Grantee") all of our right, title and interest in the following described property in the 4th Civil District of the County of Davidson, State of Tennessee, and more particularly described, according to survey of E. Doug Worsham, R.L.S. Tenn.No. 854, dated September 29, 1992, as follows.

Beginning at an iron pin set in the west margin of General Kershaw Drive (a 50-foot R.O.W.), the NE corner of the John H. Pearl (Judith C. Siegrist) Ref: D.B. 3101, page 71, R.O.D.C., Tennessee and the south east corner of this description; thence along the North property linew of Siegrist, N 43 degrees 35' 11" W 198.49 feet to an iron pin in the U.S. Corps of Engineers line (Old Hickory Lake Reservoir), and the N.W. corner of said Siegrist; thence along the said Old Hickory Lake Reservior line N18 degrees 13' 00" E. 190.52 to an iron pin monument; thence N. 51 degrees 44' 29" E 90.51 feet to an iron pin monument; thence N. 63 degrees 05' E. 109.23 feet to an iron pin monument and the N. W. corner of the Martha B. Flowers property (Ref: D. B. 3278, page 327, R.O.D.C., Tennessee); thence along the west property line of said Flowers S 11 degrees 17'20" W. 263.50 feet to an iron pin in the north margin of a cul-de-sac, the said Flowers S.W. Corner; thence along a curve to the right having a delta of 80 degrees 03'19", radius of 40.00 feet, a distance of 55.89 feet to an iron pin; thence S 02 degrees 10' 30" W 127.63 feet to an iron pin; thence along a curve to the left having a delta of 00 degrees 33' 03", radius of 641.59 feet, a distance of 6.17 feet to the beginning, containing 47,209 sq. ft. or 1.08 acres+.

Being the same property conveyed to S.C. Bybee and Peggy Bybee by Quitclaim Deed From Kendra Kay Ward, in instrument number 20011220-0140700.

This is improved property located on and known as 721 General Kershaw Drive, Old Hickory, Tennessee 37138.

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

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

THE GRANTORS RESERVE UNTO THEMSELVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY FOR SO LONG AS EITHER OF THEM IS LIVING WHICH LIFE ESTATE INCLUDES THE RIGHT TO OCCUPY, RENT OR IMPROVE THE ABOVE-DESCRIBED PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10 day of Sept., 2009.

Grantors:

S.C. Bybee 9-10-09
S.C. BYBEE

Peggy Bybee
PEGGY BYBEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSION)

Personally appeared before me, Dena Swoner, Notary Public, the within named S.C. BYBEE and wife, PEGGY BYBEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at _____, Tennessee, this 10th day of September, 2009.

DENA SWONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dena Swoner
Notary Public
My Commission Expires: 9-3-12

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $10.00.

S.C. BYBEE 9-10-09

PEGGY BYBEE

Sworn to and subscribed before me this
10th day of September, 2009.

Notary Public

My Commission Expires: 9-3-12

DENA SWONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY