BILL GARRETT, Davidson County
Trans:T20090065059 DEEDQC
Recvd: 09/23/09 14:47 4 pgs
Fees:27.00 Taxes:0.00
20090923-0088651

THIS INSTRUMENT WAS PREPARED BY:
SAMUEL F. ANDERSON, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Loy E. Bowman	Same	Map 75-8
And wife Malois Bowman		Parcel 259 & 208
644 Dutchmans Drive		
Hermitage, TN 37076		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration whatsoever and for the express purpose of **consolidating two parcels into one parcel**, we, Loy E. Bowman and wife, Malois Bowman, by these presents do hereby quitclaim and convey all of our interest unto Howard Spain, Trustee, his successors and assigns, the following tracts or parcels of land in Davidson County, Tennessee, to wit:

Parcel #1
Land in Davidson County, Tennessee, being the westerly portion of Lot No. 193 on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Said westerly portion of Lot 193 being described by metes and bounds as follows: Beginning at the intersection of the northerly boundary of Dutchman's Court with the common line between Lot Nos. 192 and 193; running thence northerly with said common line 139.00 feet to the northwesterly corner of said Lot 193; thence North 74 deg. 16' East with rear line of Lot 193, 69.50 feet to the common corner of Lot Nos. 193, 194 and 195; thence South 6 deg. 38' 49" West 40.0 feet to an iron pin; thence South 25 deg. 27' East 87.30 feet to a point on the northerly margin in a westerly direction 30.0 feet to the point of beginning.

Being the same property conveyed to Loy E. Bowman, et ux Malois Bowman by deed from Edward F. Kirpatrick and wife, Janice M. Kirkpatrick of record in Book 6552, page 602, Register's Office for Davidson County, Tennessee.

Parcel #2
Land in Davidson County, Tennessee, being the easterly portion of Lot No. 193 on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Said easterly portion of Lot 193 being described as follows: Beginning at the point of intersection of the northerly margin of Dutchman's Court with the common lot line between Lot Nos. 193 and 194 running thence North 55 deg. 35' 31" East with such common lot line 105.23 feet to the common corner of Lot Nos. 193, 194 and 195; thence South 6 deg. 38' 49" West 40.0 feet to an iron pin; thence South 25 deg. 27' East 87.30 feet to a point on the northerly margin of Dutchman's Court; thence with such northerly margin in an easterly direction 80.0 feet to the point of beginning.

Being the same property conveyed to Loy E. Bowman by deed from John G. Doak, Trustee, with full power to mortgage, sell, transfer, convey or otherwise encumber any part or all of the same without the joinder of any beneficiary of record in Book 6159, page 827, Register's Office for Davidson County, Tennessee.

And now, I, the said Howard Spain, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in the above referenced parcels now known as:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

to Loy E. Bowman and wife, Malois Bowman, their heirs and assigns, 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 22nd day of September, 2009.

HOWARD SPAIN, Trustee

LOY E. BOWMAN

MALOIS BOWMAN

CRAIG S. OLSON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY E. BOWMAN and MALOIS BOWMAN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 22nd day of September, 2009.

My Commission Expires:

MAY 02, 2011

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOWARD SPAIN, Trustee, 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 Hermitage, Tennessee, this 22nd day of September, 2009.

My Commission Expires:

01/23/2010

LEIGHANNE V. FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF)

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

AFFIANT

Subscribed and sworn to before me this 23 day of September, 2009.

~~My Commission Expires~~:

L. Chandler Dep Reg

~~NOTARY PUBLIC~~