New Owner
~~RECORDATION REQUESTED BY/RETURN TO:~~
Mail tax statements to:
SAMUEL A. CAVANAUGH
9500 HIGHWAY 96
FRANKLIN, TN 37064
SEND TAX NOTICES TO:

BILL GARRETT, Davidson County
Trans:T20090081338 DEEDQC
Recvd: 12/02/09 10:53 3 pgs
Fees:17.00 Taxes:0.00
20091202-0110209

75992209

INSTRUMENT WAS PREPARED BY:
SAMUEL A. CAVANAUGH
9500 HIGHWAY 96
FRANKLIN, TN 37064
20643SL-R

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117

SCR-20643SLR

FOR RECORDER'S USE ONLY

QUITCLAIM DEED Rec 1st

STATE OF TN
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

THIS QUITCLAIM DEED, Executed this 15TH day of SEPTEMBER, 2009, by first party
DEBORAH CAVANAUGH AND SAMUEL A. CAVANAUGH, HUSBAND AND WIFE

to second party,
SAMUEL A. CAVANAUGH AND DEBORAH CAVANAUGH, HUSBAND AND WIFE

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of FRANKLIN, County of DAVIDSON, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
APN#178-00-0-050

Derivation Clause: Being the same property conveyed from James D. Stephenson who appointed Raymond C. Pryor w/ His Power of Attorney to Deborah Cavanaugh and Samuel A. Cavanaugh by deed recorded on 9/30/2003 as Instrument # 200309300144271.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Deborah Cavanaugh
Grantor DEBORAH CAVANAUGH

Samuel A Cavanaugh
Grantor SAMUEL A. CAVANAUGH

Grantor

Grantor

Grantor

Grantor

Witness

Witness

STATE OF TENNESSEE
COUNTY OF Williamson } SS.

On this 15th day of September, 2009, before me personally appeared DEBORAH CAVANAUGH AND SAMUEL A. CAVANAUGH, to me known to be person(s) described in and who executed the foregoing instrument, and acknowledged that he (they) executed the same as his (their) free act and deed.

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Seal)

Vivian B. Cothran
Notary Public

My Commission Expires: May 8, 2012

MY COMMISSION EXPIRES:
MAY 8, 2012

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

Samuel A Cavanaugh
Affiant

STATE OF TENNESSEE
COUNTY OF Williamson } SS.

Subscribed and sworn before me this 15th day of September, 2009

(Seal)

Vivian B. Cothran
Notary Public

My Commission Expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MAY 8, 2012

TN "TNQCD2"

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE AND LYING IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE SOUTH; KENNETH E. VARGAS ON THE WEST; STEPHENSON'S 10 ACRE DIVISION ON THE NORTH; STEPHENSON'S 2.11 ACRE DIVISION AND KIMBERLY RICHEY ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE R.O.W. MONUMENT ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHEAST CORNER OF KENNETH E. VARGAS (REF. DEED BOOK 11552 PAGE 430 R.O.D.C.) THENCE LEAVING STATE HIGHWAY 96 AND WITH VARGAS' EAST LINE N 31° 25' 49" E 879.36' TO AN IRON PIN SET THIS SURVEY;

THENCE LEAVING VARGAS AND WITH A NEW LINE OF STEPHENSON'S 10.00 ACRE TRACT, S 77° 30' 06" E 296.24' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF STEPHENSON'S 2.11 ACRE TRACT; THENCE WITH THE WEST LINE OF SAID 2.11 ACRE TRACT, WITH NEW LINES S 44° 21' 55" W 582.81' TO AN IRON PIN SET; THENCE S 50° 52' 11" E 125.00' TO AN IRON PIN SET IN THE WEST LINE OF KIMBERLY RICHEY (REF. DEED BOOK 10715 PAGE 54 R.O.D.C.); THENCE LEAVING THE 2.11 ACRE TRACT AND WITH RICHEY'S WEST LINE S 31° 07' 49" W 392.76' TO A WOOD CORNER FENCE POST ON THE NORTH MARGIN OF STATE HIGHWAY 96: THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF SAID HIGHWAY N 59° 54' 05" W 177.11' TO AN EXISTING CONCRETE ROW. MONUMENT: THENCE N 65° 14' 16" W 102.33' TO THE POINT OF BEGINNING, CONTAINING 5.05 ACRES, MORE OR LESS.

THE ABOVE TRACT IS SUBJECT TO A 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT A WOOD CORNER POST ON THE NORTH MARGIN OF STATE HIGHWAY 96, THE SOUTHWEST CORNER OF KIMBERLY RICHEY (REF. DEED BOOK 10715 PAGE 54 R.O.D.C.) THENCE LEAVING RICHEY AND WITH THE NORTH MARGIN OF STATE HIGHWAY 96, N 59° 54' 05" W 19.00' TO A POINT IN THE CENTER OF A 25' INGRESS- EGRESS AND UTILITY EASEMENT; THENCE LEAVING STATE HIGHWAY 96 AND WITH THE CENTER OF SAID EASEMENT N 22° 59' 34" E 94.05 TO A POINT; THENCE N 16° 09' 53" E 310.53' TO A POINT IN THE SOUTH LINE OF STEPHENSON'S 2.11 ACRE TRACT, LOCATED S 58° 52' 11" E 12.50 FROM SAID 2.11 ACRE TRACT'S SOUTHWEST
CORNER.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES D. STEPHENSON, BY WARRANTY DEED FROM CLARA M. ADCOCK, DATED 12/22/1999 AND RECORDED 12/22/1999 IN INSTRUMENT NO. 11991222-0306065, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Parcel ID:

Commonly known as 9500 Highway 96, Franklin, TN 37064
However, by showing this address no additional coverage is provided



+U00930598+

1481 9/29/2009 75992209/1