BILL GARRETT, Davidson County
Trans:T20100000293 DEEDQC
Recvd: 01/04/10 14:16 4 pgs
Fees:22.00 Taxes:0.00
20100104-0000428

This Instrument Prepared By:
James L. Woodard, Esq.
1114 West Main Street
P.O. Box 708
Franklin, TN 37065
615-794-7500 ph.

Name and Address of New Owner:
Ronald Lewis Reeder
705 Nella Drive
Goodlettsville, TN

Responsible for Payment of Real Property Taxes: ***same***
Map & Parcel ID Number:
Tract One: 19-021.00-0-254.00
Tract Two: 19-021.00-0-036.00

GRANTOR: William E. Cherry, Trustee
GRANTEE: Ronald Lewis Reeder

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this December 28, 2009 date, by and between William E. Cherry, Trustee, *("Grantor")* and Ronald Lewis Reeder *("Grantee")*;

WITNESSETH:

The Grantor herein, William E. Cherry, Trustee of the Betty Ann Reeder Revocable Trust, by direction of the terms thereof does hereby convey, transfer, remise, release, relinquish and quitclaim unto Ronald Lewis Reeder, all of Grantor's right, title, and interest in and to the following described Davidson County Real Property:

TRACT ONE: m/p 19-021.00-0-254.00

Real property known as 3715 Old Clarksville Highway, Joelton, TN 37080 further described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being the easterly part of Tract No. 1 as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, 9/22/59, as follows:

BEGINNING at the intersection of the center lines of Old Clarksville Pike and Eaton's Creek Road; thence with the center line of said Old Clarksville Pike and Eaton's Creek Road; thence with the center line of said Old Clarksville Pike north 76 degrees west 563 feet; thence south 4 degrees west 995 feet; thence south 81 degrees east 591 feet to the

center of said Eaton's Creek Road; thence with the center of same, north 2 degrees 15' east 950 feet to the beginning, containing 13 acres, more or less.

Portions of the above-described property have been transferred and grantor has no right, title or interests to those portions of the property transferred and recorded in Book 3503, Page 139; Book 3569, Page 563; Book 3671, Page 327; Book 3879, Page 32; Book 4101, Page 862; Book 4259, Page 637 and Book 5051, Page 583, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to J.L. Reeder and wife, Mamie A. Reeder by deed from Clive Anderson and wife, Ruby Anderson of record in Book 3134, Page 423, Register's Office for Davidson County, Tennessee. The said J.L. Reeder, having since died intestate while married to Mamie A. Reeder and being the same property conveyed to Betty Ann Reeder by deed of Mamie A. Reeder, a widow of Record in Book 6777, Page 973, Register's Office Davidson County, Tennessee.

Restrictions and easements as indicated in Book 3134, Page 423, Register's Office for Davidson County, Tennessee.

The above described property is not improved property.

TRACT TWO: m/p 19-021.00-0-036.00

Real Property known as 3717 Old Clarksville Highway, Joelton, TN 37080 further described as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, being the westerly part of a tract of land owned by J.L. Reeder and wife, Mamie A. Reeder as shown on a survey made by William M. Keel, Engineer, June 26, 1976, as follows:

Beginning at a spike in the center line of Old Clarksville Pike, said spike being 438 feet from a spike in the intersection if the center lines of Old Clarksville Pike and Eaton's Creek Road; thence South 4 degrees west 573 feet to an iron pin; thence North 86 degrees 41' West 125 feet to an iron pin; thence North 4 degrees East 595.25' to a spike in the centerline of Old Clarksville Pike; thence with the centerline of said Old Clarksville Pike South 76 degrees East 125 feet to the point of beginning; containing 1.65 acres more or less.

Being the same property conveyed to Betty Ann Reeder by deed J.L. Reeder and Mamie A. Reeder to Betty Reeder of Record in Book 5051, Page 583, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to William E. Cherry, Trustee by Quitclaim Deed No. 20090417-0035142, Register's Office, Davidson County, Tennessee.

The descriptions in this instrument are the same as descriptions in the deeds of conveyance to Betty Reeder. Betty Reeder and Betty Ann Reeder are one and the same person.

The above-described property is improved property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR: William E. Cherry, Trustee

William E. Cherry, Trustee
date: 12/28/09

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Before me, Beth Bogosian, of the State and County aforesaid, personally appeared William E. Cherry, Trustee, with whom I am personally acquainted (*or proved to me on the basis of satisfactory evidence*), and who, upon oath, acknowledged *herself* to be the within named bargainor, and that the as such grantor herein, executed the foregoing instrument for the purpose therein contained, by signing their names to the foregoing instrument.

WITNESS my hand and seal, this 28th day of December, 2009.

Notary Public

My Commission Expires: 11/23/2011

ELIZABETH BOGOSIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0 and/or this transaction is exempt from paying transfer taxes.

Affiant/Grantee

Subscribed and sworn to before me this 28th day of December, 2009.

Notary Public

My Commission Expires: 11/23/2011

ELIZABETH BOGOSIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY