BILL GARRETT, Davidson County
Trans:T20100010805 DEEDQC
Recvd: 02/24/10 09:09 2 pgs
Fees:13.00 Taxes:18.50
20100224-0013894

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
James M. Robinson Billy D. Sanders 2470 Tinnin Road Goodlettsville, TN 37072	Same	Map/Parcel 97-53 (Part of)

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Debbie Reynolds**, by these presence does hereby quitclaim and convey unto **James M. Robinson and Billy D. Sanders**, their successors and assigns, all her right, title and interest in and to the following described tract of land:

A tract of land in the Tenth, formerly the Twentieth Civil District of Davidson County, Tennessee, being a portion of the Reynolds property as described in Book 3641 Page 519 R.O.D.C., Tennessee, and described as follows:

Beginning at an iron pin set 20 feet east of the center of Tinnin Road, said point being in the center of a driveway from Tinnin Road to the Reynolds property, as described in Deed Book 409, Page 560, R.O.S.C., TN., thence with the center of the driveway N 80 deg 03'55"E 189.62 feet to an iron pin, thence N 73 deg 12'19"E 46.64 feet to an iron pin in Mansker's Creek, Said point being in the west property line of Reynolds, thence with Reynolds N 12 deg 24'06"W 50.15 feet to an iron pin, thence severing the Reyonlds property S 73 deg 12'19"W 46.23 feet to an iron pin, thence S 82 deg 55'16"W 80.90 feet to an iron pin, thence S 810 deg 03'55"W 209.42 feet to an iron pin which is 20 feet east of the center of Tinnin Road, thence with Tinnin Road, S 30 deg 17'36"E 53.34 feet to the point of beginning, containing 0.38 acre, more or less.

Being the same property conveyed to Debbie Reyonlds of record in Instrument No. 20080611-0060198, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $5,000.00. Subscribed and sworn to before me this 10th day of February, 2010.

James M. Robinson
Affiant

My Commission Expires: _____
(Affix Seal)

Notary Public

TAMMY M. DILLON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

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

Witness my hand this 10th day of February, 2010, the bargaining party, having caused my name to be signed hereto on said day and date.

Debbie Reynolds

Debbie Reyonlds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tammy Dillon, a Notary Public in and for said County and State, **Debbie Reyonlds**, the within named bargainor, 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.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10th day of February, 2010.

TAMMY M. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Tammy M. Dillon

NOTARY PUBLIC

My Commission Expires: 5/2/11

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.