BILL GARRETT, Davidson County
Trans:T20100011933 DEEDQC
Recvd: 03/01/10 13:43 2 pgs
Fees:12.00 Taxes:0.00
20100301-0015424

The Instrument Prepared by:
Ralph O. Frazier, Jr., Attorney at Law
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
P10-0036-D

QUITCLAIM DEED

ADDRESS NEW OWNER
Mr. Bruce Peery & Mr. Jason Epley
522 Ridgemont Drive
Dickson, TN 37055

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Map 091-10-0
Parcel 303.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Bruce Peery, hereinafter the GRANTOR, does hereby quitclaim and convey unto Jason Epley, a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being in Davidson County, Tennessee and being Lot 26 on the Plan of Urbandale, Section One, of record in Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above described property, but excluded from this conveyance is a 295.10 square meter tract of land more particularly described in Instrument 20100121-0005292, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Peery, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated January 19, 2010, and of record in Instrument Number 20100121-0005292, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Hemstead Street.

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hands this 16th day of February, 2010.

Bruce Peery

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Peery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at office this the 16th day of February, 2010.

Tammy Willis
NOTARY PUBLIC

My Commission Expires: 2-20-2012

TAMMY WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration for this transfer is $ -0-.

Bruce Peery
Affiant

Subscribed and sworn to before me, this the 20 day of February, 2010.

Vanessa Marley
NOTARY PUBLIC

My Commission Expires: 10-12-2011

VANESSA MARLEY
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.