ADDRESS OF NEW OWNER
E.R. Rutherford & Edwin Rutherford
4767 Eatons Creek Road
Nashville, TN 37218

SEND TAX BILLS TO:
New owner

Map: 69.00-16.00
69.00-124.00

BILL GARRETT, Davidson County
Trans:T20100014849 DEEDQC
Recvd: 03/12/10 12:48 2 pgs
Fees:12.00 Taxes:0.00
20100312-0019091

Quitclaim Deed

FOR AND IN CONSIDERATION of the sum of one ($1.00) dollar, cash in hand paid, and other good and valuable considerations, and for the purpose of making a conveyance to create a fee simple estate I, **Jean Lee** by these presents do hereby quitclaim, transfer and convey unto **E.R. Rutherford and Edwin Rutherford, as tenants with the right of survivorship,** all of my right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, 13th (formerly the 23rd) Civil District, State of Tennessee, described as follows, to wit:
Beginning at a point on the northerly margin of Highway No. 12, formerly the Hydes Ferry Pike, at the intersection of the northerly margin of said Highway and the center of Heatons Creek; thence with the northerly margin of said Highway, South 85 degrees 11 minutes West 60 feet, South 2 degrees 30 minutes West 5 feet and South 87 degrees 09 minutes West 245 feet; thence North 1 degree 30 minutes West 93 feet; thence South 86 degrees 50 minutes East 18 feet to the center of said Heaton's Creek; South 86 degrees 50 minutes East 129 feet, South 66 degrees 50 minutes East 132 feet and South 49 degrees 20 minutes East 74 feet to the beginning, containing 0.51 of an acre, more or less.
Being the same property conveyed to E.R. Rutherford and Jean Lee by Quitclaim Deed of record in Instrument No. 20020701-0079045, Register's Office for said County.
This property is known as 4414 Ashland City Highway, Nashville, TN 37218.

Further conveyed is the following two tracts of land:
Tract 1:
Commencing at a point in the centreline of Cato Road and on the north right of way of Hydes Ferry Pike, said point being 35 feet from the centerline of Hydes Ferry Pike, and proceeding as follows: South 87 degrees 09 minutes 07 seconds East 154.59 feet to an iron pin at the southwest corner of property owned by Rod Brown and Edwin Rutherford, of record in Deed Book 9137, Page 323, RODC, Tennessee; thence North 01 degrees 30 minutes 00 seconds West 92.68 feet to an iron pin; thence North 86 degrees 50 minutes 00 seconds East 18.0 feet to an iron pin set and the point of beginning; said iron pin also being a corner on the North property line of the Brown and Rutherford property; thence from the point of beginning: North 1 degrees 30 minutes 00 seconds West 195.00 feet to an iron pin set in the relocated Eatons Creek and the southerly property line of Enchanted Hills, Section 12, as of record in Plat Book 4675, Page 165, RODC, Tennessee; thence South 74 degrees 42 minutes 42 seconds East 161.38 feet along a line in Eatons Creek and the southerly property line of Lots 210, 211 and 213 of said Enchanted Hills, Section 12, to a point; thence South 05 degrees 30 minutes 00 second East 45.00 feet along a line in Eatons Creek and the southerly line of Lot 214, Enchanted Hills, Section 12; thence continuing with a line in Eatons Creek and along the southerly line of Lot 214, South 32 degrees 31 minutes 11 seconds East 121.23 feet to a point at the corner of said Lot 214; thence continuing with a line in Eatons Creek South 17 degrees 44 minutes 46 seconds East 64.60 feet to an iron pin set in said Eatons Creek and the northeast corner of property owned by Brown and Rutherford; thence North 80 degrees 50 minutes 42 seconds West 144.12 feet along said Brown and Rutherford's north property line to an iron pn set; thence continuing with Brown and Rutherford's north property line North 82 degrees 24 minutes 04 seconds West 129.0 feet to an iron pin and the point of beginning. Said tract contains 41,032 square feet in accordance with survey by Ragan-Smith Associates, dated 2/17/1994.

Tract II:

Land in Northwest Davidson County, Tennessee, being Lot No. 201 on the Plan of Enchanted Hills, Section Eight, recorded in Book 4300, Page 99, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Said Lot No. 201 fronts 145.09 feet, more or less, on the south side of Cato Road and has a common lot line on the east with Lot No. 202, measuring 427.0 0 feet and a rear line of 80.78 feet, more or less and a west line along the center of Eatons Creek measuring 406 feet, more or less. Said Lot 201 is subject to all matters of record in the recorded plat of Enchanted Hills, Section Eight.

The above two tracts are the same property conveyed to E.R. Rutherford and Jean R. Lee by Quitclaim Deed of record in Instrument No. 20020304-0026932, Register's office for said County.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of February, 2010.

Jean R. Lee

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Cheatham

Personally appeared before undersigned, a Notary Public in and for said State and County, Jean R. Lee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of ~~February~~ March, 2010.

Notary Public
My commission expires: 10-15-2011

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Cheatham

The Actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 11th day of March, 2010.

Notary Public
My commission expires: 10-15-2011

BETTY JO HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Prepared by:
Robert W. Rutherford
Serenity Title & Escrow
565 Willow Hill Circle
Murfreesboro, TN 37127
No title search was done for the preparation of this document. Prepared based on information recorded in the Register's Office for Davidson County, Tennessee, current deeds of record.