QUIT CLAIM DEED

BILL GARRETT, Davidson County
Trans:T20100019999 DEEDQC
Recvd: 04/06/10 11:55 2 pgs
Fees:12.00 Taxes:0.00
20100406-0025627

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ **10.00**

Traci D. Cooper, Transferee/Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF April, 2010

Notary Public/Print Name: Connie Bembrey

MY COMMISSION EXPIRES: 5-

(AFFIX SEAL)

CONNIE BEMBREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Prochaska Thompson Quinn & Ferraro, P.C.
Sabin R. Thompson, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci D. Cooper **1042 Barnes Road** **Antioch, Tennessee 37013**	**Traci D. Cooper** **1042 Barnes Road** **Antioch, Tennessee 37013**	**Parcel No. 173 00 0 115.00**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, TONYA LEE BRANHAM WAIR, HEREINAFTER CALLED THE GRANTOR(S), HAVE SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF GRANTOR(S)' RIGHT TITLE AND INTEREST UNTO TRACI DAUN WAIR COOPER, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT(S) OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT (the "PROPERTY"):

Land in the 5th formerly 7th Civil District of Davidson County, Tennessee: Beginning at a point in the center of Barnes Road, S.W. corner of the A.E. Wair property; thence, leaving the said Road, N. 5° E. 207 feet to a locust; thence N. 86° 45' E. 108 feet; thence N. 9° E. 13 feet; thence S. 86° 15' E. 121 feet; thence N. 6° 30' E. 519 feet to a stake; thence S. 85° 45' E. 100 feet; thence a Southerly direction 770 feet to a point in the center of said Barnes Road; thence with the center of said road and a curve a Westerly direction 350 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Ewing T. Wair, Jr. (the late husband [whose date of death was January 5, 2010 in Davidson County, Tennessee] of Grantor, Tonya Lee Branham Wair, who took title by inheritance by intestate succession) and Traci Daun Wair by Co-administrators' Deed from Ewing T. Wair, Jr. and Traci Daun Wair, Co-administrators, of record by Record Instrument Number 20010917-0100508, Register's Office of Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property, known as 1042 Barnes Road, Antioch, Davidson County, Tennessee 37013.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31ST day of March, 2010.

Tonya Lee Wair

TONYA LEE BRANHAM WAIR

JULIAN FLOURNOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

BEFORE ME, Julian Flournoy, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared Tonya Lee Branham Wair with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal, this 31ST day of March, 2010.

Notary Public

My Commission Expires: 01-07-2013

Personally known: _____ or Produced Identification: ✓
Type of Identification Produced: TNDL Driver's License #102116127 Other: _____

RETURN TO:
Prochaska Thompson Quinn & Ferraro, P.C. (srt)
401 Church St., Suite 2600
Nashville, Tennessee 37219