THIS INSTRUMENT PREPARED BY:

Hollins, Raybin & Weissman, P.C.
Attorneys at Law
Fifth Third Center
424 Church Street, Suite 2200
Nashville, Tennessee 37219
615-256-6666 615-254-4254-fax
www.hwylaw.com

BILL GARRETT, Davidson County
Trans:T20100021941 DEEDQC
Recvd: 04/13/10 15:00 4 pgs
Fees:22.00 Taxes:0.00
20100413-0027921

FROM: Larry Hugh Sandlin ("Grantor")
7051 Hwy 70S
PMB 272
Nashville, Tennessee 37221

TO: Lou Anne W. Sandlin ("Grantee")
8373 Old Charlotte Pike
Pegram, Tennessee 37143

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Lou Anne W. Sandlin 8373 Old Charlotte Pike Pegram, Tennessee 37143	Same	113-31

QUITCLAIM DEED

FOR AND IN CONSIDERATION of a divorce, I, Larry Hugh Sandlin, by these presents do hereby quitclaim and convey to Lou Anne W. Sandlin, her heirs and assigns, my entire undivided interest in and to the following described real property:

> Property Description Attached hereto in the Instrument of Correction of Deed which is recorded in the Register's Office for Davidson County, Tennessee, book 8180, pages 506-509, which is hereby made a part of this Quitclaim Deed by this reference as if set out in its entirety herein.
>
> BEING the same property conveyed from J. Bryant Scott and wife, Cellia C. Scott to Larry H. Sandlin and Wife, Lou Anne W. Sandlin, of record in book 7978, page 28-31 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

AND NOW, I, the said Larry Hugh Sandlin, do hereby quitclaim and convey unto Lou Anne W. Sandlin, her heirs and assigns, all of my interest in the property herein above described and to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand, this 9th day of Feb. 2010.

Larry Hugh Sandlin, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, RCG Davis, a Notary Public in and for Davidson County, Tennessee, the within named Larry Hugh Sandlin, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee, on this the 9th day of February 2010.

R. G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Eighth Circuit Court of Davidson County, Case #09D-313.

LouAnne W. Sandlin
Lou Ann W. Sandlin

Sworn to and subscribed before me on
this 19th day of March 2010.

Jamey Ryan
Notary Public
My Commission Expires: July 5, 2011

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

Correct Description

LAND in the 9th Civil District of Davidson County, Tennessee, described and bounded according to a survey dated July 27, 1989 and made by Gregory Underwood, land surveyor, as follows:

BEGINNING at a point on the southerly margin of Old Charlotte Road, at its intersection with the westerly boundary line of a tract of land owned by D. Cook and described in instrument of record in Book 5370, page 994, Register's Office for said County and being the northwesterly corner of the within described property; running thence with the curving southerly boundary of Old Charlotte Road in an easterly direction a distance of 56.25 feet, said curve having a radius of 345.00 feet, to an iron pin; thence leaving said southerly boundary and running south 03 degrees 50 minutes east, 92.90 feet to an Existing Blazed English Oak tree; thence south 14 degrees 31 minutes 00 seconds east, 309.16 feet to an iron pin; thence south 76 degrees 26 minutes 03 seconds east, 520.47 feet to a point in center of Rock-Bottom Creek; thence south 11 degrees 59 minutes 06 seconds east, 20.13 feet to an iron pin in an Oak stump; thence south 4 degrees 51 minutes 05 seconds west, 869.92 feet to an existing iron pin (near large beach); thence north 85 degrees 56 minutes 54 seconds west, 214.43 feet to an existing iron pin; thence north 85 degrees 23 minutes 55 seconds west 391.47 feet to an existing iron pin in a fence row; thence north 17 degrees 08 minutes 29 seconds east, 411.10 feet to a beach tree, thence north 26 degrees 34 minutes 01 seconds west, 230.42 feet to a beach with 3 blazes existing; thence north 07 degrees 27 minutes 51 seconds west, 389.18 feet to a tan Oak with 3 existing blazes; thence north 09 degrees 13 minutes 54 seconds east, 391.56 feet to the point of beginning.

The above described tract is subject to an easement retained for purposes of ingress and egress to, and running with the title to, the adjacent 5.0 acre tract, which is the remaining part of property described in instrument of record in Book 6526, page 963, Register's Office for Davidson County, Tennessee; which easement is bounded and described according to the aforesaid survey as follows: BEGINNING at a point on the southerly margin of Old Charlotte Pike, the northwesterly corner of the above described 14 acre tract and running thence with the curving southerly margin of Old Charlotte Road in an easterly direction 56.25 feet, said curve having a radius of 345.00 feet, to an iron pin; thence leaving said southerly margin south 03 degrees 50 minutes east, 92.90 feet to an existing Blazed English Oak tree; thence north 34 degrees 52 minutes west, 110.00 feet to a point in the easterly boundary line of D. Cook property described in instrument of record in Book 5370, page 944, Register's Office for said County; thence with such easterly boundary north 09 degrees 13 minutes 54 seconds east, 20.0 feet to the point of beginning.