BILL GARRETT, Davidson County
Trans:T20100025518 DEEDQC
Recvd: 04/29/10 09:06 3 pgs
Fees:17.00 Taxes:0.00

20100429-0032485

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 29th day of April, 20 10,
by first party, Grantor, Steve Roberts
whose post office address is 8534 Newsom Station Rd., Nashville, TN 37221
to second party, Grantee, Stephen R. Roberts & Patricia L. Roberts Husband & Wife
whose post office address is 8534 Newsom Station Rd., Nashville, TN 37221

WITNESSETH, That the said first party, for good consideration and for the sum of No Money Exchanged
Dollars ($ 0.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN to wit:

Location: 8505 Highway 70, Nashville, TN 37221
Map/Par: 126 75

Being the same property conveyed to Steve Roberts by deed of record Map 126, Par. 75

New Owner(s):
8534 Newsom Station Rd.
Nashville, TN 37221

Send Tax Bill To:
Stephen R. Roberts
8534 Newsom Station Rd.
Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April 20 10
Deputy Register

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Bethany M. Marable

Print name of Witness: Bethany M. Marable

Signature of Witness: _____

Print name of Witness: _____

Signature of First Party: Steve Roberts

Print name of First Party: _____

Signature of Second Party: Stephen Roberts Patricia L Roberts

Print name of Second Party: Stephen Roberts Patricia L Roberts

Signature of Preparer Stephen Roberts

Print Name of Preparer Stephen Roberts

Address of Preparer 8534 Newsom Station

State of Tennessee }
County of Davidson }

On April 29, 2010 before me, Rhea Hicks,
appeared Stephen Roberts
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Rhea Hicks
Signature of Notary

RHEA HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Affiant ____Known ✓ ____Produced ID
Type of ID _____
(Seal)

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WARRANTY DEED

Instr:199912090301383 Page: 1 OF 2
REC'D FOR REC 12/09/1999 9:28:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF December 1999

Notary Public

MY COMMISSION EXPIRES: Exp.05/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Steve Roberts	SAME	MAP 126
(NAME)	(NAME)	
8534 Newsom Station Road		PARCEL 75
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Freight Watchers, A Tennessee Corporation (Being an assumed name for Hampton Square, Inc.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Roberts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, being Tract #1 of a portion of the W. T. Hutton Property and described according to survey by James L. Murphy, Jr. and Company dated January 5, 1967, as follows:

Beginning at a point in the southerly margin of the Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence south 1 deg. 53' 35" west 1039.11 feet to a point; thence west 52 deg. 31' west 174.65 feet; thence north 1 deg. 53' 35" east 1191.52 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the margin of said highway 141.35 feet to the beginning.

Being the same property conveyed to Freight Watchers, a Tennessee corporation, by deed from Millard V. Oakley and wife, Joyce Annette Oakley, of record in Book 10368, page 344, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 8505 Highway 70, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of December 1999

Freight Watchers, A Tennessee Corporation
By: Bryan Stanley, Sr.
Bryan Stanley, Sr., President