This document prepared by: **Birthright Title & Escrow, LLC**
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE AC TUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

AFFIANT

BILL GARRETT, Davidson County
Trans:T20100029914 DEEDQC
Recvd: 05/18/10 13:58 2 pgs
Fees:12.00 Taxes:0.00
20100518-0038345

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS
10TH DAY OF MAY, 2010.

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 08, 2012

ADDRESS NEW OWNER: **SEND TAX BILLS TO:** **TAX MAP/PARCEL NO:**

SHANNAH MATHERLEY AND HUSBAND, FRANK MATHERLEY III
3110 Ivy Point Road
Goodlettsville, TN 37072

SAME

MAP 016-00-0, PARCEL 266.00

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **SHELLEY SPENCER JONES**, by these presents do hereby quitclaim and convey unto **SHANNAH MATHERLEY AND HUSBAND, FRANK MATHERLEY III**, all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO

THIS IS UNIMPROVED PROPERTY KNOWN AS 3112 IVY POINT ROAD, GOODLETTSVILLE, TN 37072.

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

Witness my hand and seal on this the 10TH day of MAY, 2010.

SHELLEY SPENCER JONES

State of TENNESSEE)

County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHELLEY SPENCER JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 10TH day of MAY, 2010.

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRES May 08, 2012

EXHIBIT "A"

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer and wife, in Deed Book 9890, Page 370, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tn. Lic. No. 1465 dated 12/06/04 as follows:

BEGINNING at an existing iron pin, said pin being located S 44° 07' 05" W., 644.44' from the most northeast corner of Samuel Spencer in (DB 9685, Page 534, RODCT), also known as Map 10, Pcl. 79 TAODCT; Thence S. 44° 06' 52" W., 1044.12' passing an existing iron pin at 746.72' to an existing iron pin; thence N. 80° 42' 35" W., 255.35' to a set iron pin; Thence N. 08° 38' 25" E., 543.33' to an existing iron pin; Thence S. 78° 27' 29" E., 101.50' to an existing iron pin; Thence N. 66° 38' 20" E., 272.22' to an existing iron pin; Thence N. 36° 44' 11" E., 411.82' to an existing iron pin; Thence S. 50° 44' 24" E., 389.40' to the point of beginning, **containing 9.759 acres.**

THE above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northwest corner of Samuel Spencer in (DB9685, page 534 RODCT); Thence with said margin S. 60° 29' 04" E., 51.65'; Thence now leaving said margin S. 15° 00' 54" W., 212.57'; Thence S. 66° 09' 28" W., 307.34'; Thence S. 37° 49' 07" W., 109.67'; Thence N. 50° 44' 24" W., 50.08' to an existing iron pin; Thence N. 37° 49' 07" E., 121.04' to an existing iron pin; Thence N. 66° 09' 28" E., 296.04' to an existing concrete monument; Thence N. 15° 00' 54" E., 201.58 to the point of beginning.

THE above described tract is subject to a 50' Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin, said pin being the most northeast corner of tract described above; thence S. 44° 06' 52" W., 1044.12' to an existing iron pin; Thence N. 80° 42' 35" W., 255.35' to an existing iron pin; Thence N. 08° 38' 25" E., 50.00'; Thence S. 80° 42' 35" E., 229.79'; Thence N. 44° 06' 52" E., 1013.75'; Thence S. 50° 44' 24" E., 50.00' to the point of beginning.

THE above described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

THE owners, Shelley Spencer Jones and Byron Scott Jones, or any future owners of the property described herein, known as Section 1, grant a permanent, transferable "right of use" of the easement for the property defined in this deed for ingress, egress and private utilities to the current owners of the adjacent property, Samuel L. Spencer and Sophia Spencer, or any future owners of said property.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the property owned by Shannah Matherley and Frankie Matherley, known as Section 2, for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

THE owner, Shelley Spencer Jones, retains a permanent, transferable "right of use" of the easement for the adjacent property owned by Samuel L. Spencer and Sophia Spencer for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

Being the same property conveyed to Shelley Spencer Jones by Quitclaim Deed from Byron Scott Jones, of record in Instrument No. 20070123-0009234, Register's Office for Davidson County, Tennessee.

THIS description is the same as the previous deed of record.

THIS is unimproved property known as 3112 Ivy Point Road, Goodlettsville, TN 37072-9117.