BILL GARRETT, Davidson County
Trans:T20100041820 DEEDQC
Recvd: 07/08/10 11:35 3 pgs
Fees:17.00 Taxes:0.00
20100708-0053492

PREPARED BY:

Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

THE AC TUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

Brandon Schneider
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF June, 2010.

NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES: Aug. 22, 2011

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL NO:**
KATHERINE F. DALTON 3499 Bintley Rd. Joelton, TN 37080	**SAME**	**MAP 021-04-0-006**

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, WE, DONNIE DEWAYNE DALTON and DONNA DALTON KEEL, by these presents do hereby quitclaim and convey unto **our mother, KATHERINE F. DALTON**, all of our 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.

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 28th day of June, 2010.

Donnie DeWayne Dalton
DONNIE DEWAYNE DALTON

Donna Dalton Keel
DONNA DALTON KEEL

State of TENNESSEE)

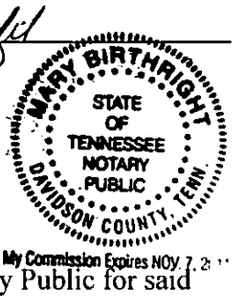
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DONNIE DEWAYNE DALTON, the within named 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, at office, this 28 day of June, 2010.

Mary Birthright
Notary Public

My commission expires: 11-7-11



State of TENNESSEE)

County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DONNA DALTON KEEL, 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 28 day of June, 2010.

Mary Birthright
Notary Public

My commission expires: 11-7-11



EXHIBIT "A"

A tract of land in the second, formerly the 14th, Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set at the southerly terminus of the westerly right -of-way of a 50' roadway, said iron pin also being the southeasterly corner of Lot No. 1, Section One, Feltswood Subdivision of record in Book 3700, page 13, R.O.D.C., Tennessee and also being southerly 146.95 (as measured along the westerly right-of-way of said 50 roadway) from the southerly terminus of the southwesterly return from Binkley Road; thence with the extension of the westerly right-of-way of said 50 roadway southerly with a 632.97 radius curve to the left, said curve having a central angle of 10b0 29 00 (and a chord bearing and distance of S 1 deg. 53' 07" E, 115.65') a distance of 115.81' to an existing concrete monument; thence continuing with the extension of said road S 07 deg. 07' 37" E, 313.37' to an iron pin set; thence with said roadway southeasterly with a 175.77' radius curve to the left, said curve having a central angle of 79 deg. 19' 25" (and a chord bearing and distance of S 43 deg. 12' 40" E, 224.37') a distance of 243.35' to an iron pin set; thence leaving the westerly margin of said 50 roadway S 03 deg. 32' 58" W, 1.00' to an iron pin set; thence N 86 deg. 27' 02" W, 221.58' to an existiig iron pin and continuing 328.57' for a total of 550.15' to an existing iron pipe; thence N 06 deg. 51' 54" E, 430.26' to an iron pin set; thence N 15 deg. 38' 51" E, 140.00' to an existing iron pin, the southwesterly corner of said Lot No. 1; thence on common line between the property herein described and said Lot No. 1, S 86 deg. 38' 37" E, 254.20' to point of beginning and containing 4.432 acres as per survey by Theodore E. Martin, Jr. dated September 24, 1981.

Being the same property conveyed to ROY T. DALTON by deed from MCDOWELL DEVELOPMENT CORPORATION, of record as Book 5807, page 227, said Register's Office. The said Roy T. Dalton having since died and leaving a will of record in Will Book 36, page 297, Probate records of Sumner County, Tennessee, wherein subject property was devised to HILLUS F. DALTON and CAROL J. WOODARD. The said Carol J. Woodard having conveyed her interest to Hillus F. Dalton in deed of record as Book 6725, page 76, dated November 22, 1985. The said Hillus F. Dalton having since died and the property vests by operation of law in his surviving spouse, Katherine F. Dalton, and his two children Donnie Dewayne Dalton and Donna Keel, the only heirs at law.