QUITCLAIM DEED

FROM: **PHYLLIS R. LEWIS, STEVEN THOMAS LEWIS AND REBA D. BUHLER**

TO: **RONDA C. THORNTON**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Ronda C. Thornton 5024 Bull Run Rd. Ashland City, TN 37015	SAME	Map / Parcel 04600004600

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
1850 Parkway Towers
Nashville, Tennessee 37219
(615) 244-7708

BILL GARRETT, Davidson County
Trans:T20100050134 DEEDQC
Recvd: 08/12/10 14:49 2 pgs
Fees:12.00 Taxes:0.00
20100812-0063866

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Ronda Thornton
AFFIANT

SHEILA ANN COOK STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF August, 2010.

My Commission Expires DEC. 13, 2010

Sheila Ann Cook
NOTARY PUBLIC
My Commission Expires: 12/13/2010

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a fee simple absolute we, Phyllis R. Lewis and husband, Steven Thomas Lewis, Reba D. Buhler, unmarried, by these presents do hereby quitclaim and convey all our interest unto Ronda C. Thornton, her successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by J.P. Gallaber, July 26, 1952, as follows:

BEGINNING in the north boundary line of Bull Run Road and at W.J. Griggs' southwest corner, which is located about 50 feet northwest of a culvert under Bull Run Road; thence running with the north edge of said road as follows: north 37 W. 12 poles; north 27 ¼ W. 32- 1/5 poles to a point in said Road; thence leaving said road easterly, following the Ben Carr properties southerly line, 38 poles to a pen oak, it being W.J. Griggs' northwest corner; thence with Griggs' west line south 35 W. 29- 3/5 poles to a stake on the north edge of branch; thence following the northeast side of said Branch (or ditch) south 33 E., 6 poles to a stake; thence south 9 ½ W., running quartering across said branch, 13- 3/5 poles to the acres, more or less.

BEING the same property conveyed to Fieldon A. Boyd and wife, Betty Irene Boyd by Warranty Deed, dated 1/17/1962, from Charles O. Boyd and wife Annice M. Boyd of record in Book 3338, page 511, Register's Office for said County.. Betty Irene Boyd now being deceased, having died on April 5, 2008, and Fieldon A. Boyd deceased having died August 3, 2008 survived by their daughters, Ronda Thornton, Phyllis R. Lewis and Reba D. Buhler, and son Russell F. Boyd.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 5042 Bull Run Road, Ashland City, Tennessee 37015.

And now, we, Phyllis R. Lewis and Reba D. Buhler for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ronda C. Thornton, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. Steven Thomas Lewis joins in this conveyance for the sole purpose of conveying any marital interest he may have in said property.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of August, 2010.

Phyllis R Lewis
PHYLLIS R. LEWIS

STEVEN THOMAS LEWIS

Reba D. Buhler
REBA D. BUHLER

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, a Notary Public in and for County and State, the within named, PHYLLIS R. LEWIS, the grantor, 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 and official seal at Nashville, Tennessee, this 10th day of August, 2010.

Sheila Ann Cook
Notary Public

SHEILA ANN COOK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires DEC. 13, 2010

My Commission Expires: 12/13/2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for County and State, the within named, STEVEN THOMAS LEWIS, the grantor, 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 and official seal at Nashville, Tennessee, this 12th day of August, 2010.

Notary Public

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/09/2012

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, a Notary Public in and for County and State, the within named, REBA D. BUHLER, the grantor, 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 and official seal at Nashville, Tennessee, this 10th day of August, 2010.

Sheila Ann Cook
Notary Public

SHEILA ANN COOK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires DEC. 13, 2010

My Commission Expires: 12/13/2010