This Instrument Prepared by:
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BILL GARRETT, Davidson County
Trans:T20100073306 DEEDQC
Recvd: 11/18/10 13:34 3 pgs
Fees:17.00 Taxes:0.00
20101118-0092447

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
James H. Vester, Sr. and Janice Vester 4172 Vester Road Whites Creek, TN 37189	Same	Part of Map 48 Part of Parcel 296

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **JAMES H. VESTER, SR.,** by these presents do hereby quitclaim and convey unto **JAMES H. VESTER, SR. and wife, JANICE VESTER,** as tenants by the entirety with right of survivorship, and their heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, described as follows:

BEING a tract of land in the 13th Civil District of Davidson County, Tennessee, and being part of the property in Deed Book 11762, Page 36, Register's Office for Davidson County, Tennessee, and being part of Tax Map 48, Parcel 59 (this portion now known as Tax Map 48, parcel 296), and further described according to a survey by Vick Surveying, LLC, dated August 9, 2007 as follows:

BEGINNING on a ½" pipe (set) being located S 44 deg. 29' 17" W 71.85 feet from a power pole as well as being located approximately 6' from the center of a gravel drive; thence going with Billy Hendrixson S 38 deg. 58' 24" E 73.00 feet to an 8" locust fence post; thence S 05 degrees 10' 24" E 368.10 feet to a ½" pipe (set); thence leaving Hendrixson and going with Fernando Salcido propery S 45 degrees 39' 36" W 475.00 feet to a ½" pipe (set); thence leaving the Salcido property and going with the remainder of James H. Vester and Joan McKenna (Vester) property S 52 deg. 06' 14" W 304.57 feet to a ½ pipe (set); thence N 65 deg. 52' 36" W 463.38 feet to a ½ pipe (set); thence N. 47 deg. 38' 18" E 265.00 feet to a ½" pipe (set); thence leaving the Vester and McKenna (Vester) property and going with the John M. Vick property

N 47 deg. 38' 18" E 700.00 feet to a ½" pipe (set); thence S 43 degrees 15' 04" E 44.00 feet to a ½" pipe (set); thence N 46 deg. 09' 23" E 226.10 feet to a ½" pipe (set); thence S 38 deg. 58' 24" E 28.00 feet to the beginning, 10.00 acres, more or less, as surveyed by Christopher M. Vick R.L.S. #2164 on August 9, 2007.

BEING the same property conveyed to James H. Vester, Sr. and Joan A. McKenna (now Vester) by Quitclaim deed from Angie Watson, Trustee, and recorded in Instrument No. 20020611-0071149, Register's Office for Davidson County, Tennessee. The said Joan A. McKenna Vester having died on June 20th, 2010.

This is improved property known as 4172 Vester Road, Whites Creek, TN 37189.

This conveyance is subject to an Ingress/Egress ROW easement and a 10 foot easement to the overflow of a spring as stated in Deed Book 7822, Page 191, Register's Office for Davidson County, Tennessee, as applies to subject property. This conveyance is subject to any and all easements and minimum building setback lines of record.

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

Witness my hand this 17 day of November, 2010.

JAMES H. VESTER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, JAMES H. VESTER, SR., with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2010.

Seal

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
My Commission Expires: 8/23/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this
17th day of November 2010.

NOTARY PUBLIC AT LARGE
My Commission Expires: 8/23/2011

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
Seal
DAVIDSON COUNTY