BILL GARRETT, Davidson County
Trans:T20100074217 DEEDQC
Recvd: 11/23/10 10:27 10 pgs
Fees:52.00 Taxes:0.00
20101123-0093724

		Tract XVI Map 121.000 Parcel 217.00 Tract XVII Map 95-120 Parcel 188.00 Tract XVIII Map 95-120 Parcel 189.00

This instrument prepared by: Robert J. Notestine III, Attorney, 109 Kenner Avenue Suite 201, Nashville, Tennessee 37205, This instrument was prepared from information furnished by the parties hereto and was prepared without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, I, Elfriede Muggler (hereinafter referred to as the "Grantor") do hereby quitclaim, bargain, grant and convey unto E. Muggler Revocable Living Trust, dated October 7, 2010, E. Muggler, Trustee (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee.

Tract I

Land in Davidson County, Tennessee, being Lot No. 3 on the plat of the 1st Revision Hibbitts Road Estates, of record in Instrument Number 20030805-0110731, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Elfriede Muggler by Deed of Correction from Woodwind, LLC of record in Instrument 20051115-0138221, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2644 Hibbitts Road, Nashville, Tennessee 37214.

Tract II

Being Lot No. 1 on the Plan of Muggler Property, of record in Plat Book 9700, Page 468, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elfriede Muggler by Substitute Trustees deed

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
E. Muggler Revocable Living	Same	Map 095-12-00
Trust, E. Muggler, Trustee		Parcel 239.00
P.O. Box 148026		Tract II
Nashville, TN 37214		Map 135-000
		Parcel 203.00
		Tract III
		Map 95-080
		Parcel 237.00
		Tract IV
		Map 95-080
		Parcel 238.00
		Tract V
		Map 96-130
		Parcel 017.00
		Tract VI
		Map 96-130
		Parcel 057.00
		Tract VII
		Map 95-120
		Parcel 187.00
		Tract VIII
		Map 96-130
		Parcel 058.00
		Tract IX
		Map 96-130
		Parcel 037.00
		Tract X
		Map 96-130
		Parcel 036.00
		Tract XI
		Map 96-130
		Parcel 035.00
		Tract XII
		Map 96-130
		Parcel 190.00
		Tract XIII
		Map 96-130
		Parcel 191.00
		Tract XIV
		Map 96-130
		Parcel 192.00
		Tract XV
		Map 121.000
		Parcel 070.00

from Robert J. Notestine III, Substitute Trustee of record in Instrument 20100820-0066132, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2700 Old Smith Springs Road, Nashville, Tennessee 37217

Tract III

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Woodwind Subdivision, Section 1, as of record in Plat Book 6900, Page 763, Register's Office, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Elfriede Muggler by quitclaim deed from Werner Muggler of record in Book 9555, Page 478 Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2833 Airwood Drive, Nashville, Tennessee 37214.

Tract IV

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodwind Subdivision, Section 1, as of record in Plat Book 6900, Page 763, said Register's Office, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed from Werner R. Muggler of record in Book 9555, Page 478, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2837 Airwood Drive, Nashville, Tennessee, 37214

Tract V

Being Lot No. 3 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for said county.

Said lot fronts 68 feet on the north side of Wellman Drive and runs back 178.4 feet on the west line and 198.5 feet on the east line to a dead line in the rear on which it measure 111 feet.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed from Werner R. Muggler of record in Book 9555, Page 478, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2726 Wellman Drive, Nashville,

Tennessee, 37214.

Tract VI

Being Lot No. 75 on the Plan of Perry Heights as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed from Werner R. Muggler of record in Book 9555, Page 478, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2719 Nodyne Drive, Nashville, Tennessee 37214.

Tract VII

Tract No. 1: Land in Davidson County, Tennessee, being Lots 1 through 8, inclusive, on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, Page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Tract No. 2: An easement for ingress and egress 30 feet in width running north of and parallel to the southern boundary line of 1.89 acres tract described in the deed of record in Book 6111, Page 604, said Register's Office, to which deed reference is hereby made.

Being the same property conveyed to Elfriede Muggler by Warranty Deed from EBM Investments, Inc. of record in Book 9609, Page 589, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2828 Airwood Drive, Nashville, Tennessee 37214.

Tract VIII

Being Lot No. 76 on the Plan of Perry Heights Subdivision, or record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elfriede Muggler by Quitclaim Deed from James A. Bentley et ux of record in Instrument 20091030-0100302, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2721 Nodyne Drive, Nashville, Tennessee 37214.

Tract IX

Being Lot No. 82 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fore a more complete description.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2730 Nodyne Drive, Nashville, TN 37214 a/k/a 442 Donelson Pike, Nashville, Tennessee 37214.

Tract X

Being Lot No. 109 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 440 Donelson Pike, Nashville, Tennessee 37214.

Tract XI

Being Lot No. 108 on the Plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 438 Donelson Pike, Nashville, Tennessee 37214.

Tract XII

Parcel A on the Plan of Perry Heights, as recorded in Book 5210, Page 318, Register's Office for Davidson County, Tennessee, in the first Civil District of Metropolitan Nashville, Davidson County, Tennessee, lying west of the relocated Donelson Pike and north of Nodyne Drive and being more fully described as follows:

Beginning at an iron pin on the westerly right of way line of the relocated Donelson

Pike at the northerly end of the northwesterly return curve at the intersection of the said Donelson Pike and Nodyne Drive and proceeding as follows: Southwardly and westwardly with a 35' radius curve to the right 57.55' to an iron pin; thence westwardly with a 356.34' radius curve to the right 32.95' to an iron pin on the original center line of Donelson Pike; thence northwardly with said line and a 1475' radius curve to the right 116.86' to an iron on the extension of the common line of lots 82 and 109 on the Plan of Perry Heights as recorded in Book 2900, Page 18, R.O.D.C., Tennessee, thence with the extension of said line S 64 deg 46' 12" E 56.14' to an iron pin on the westerly right of way of the relocated Donelson Pike, thence southwardly with said line and 1472.70' radius curve to the left 65.63' to the point of beginning and containing 6,633 square feet or .15 acre as survey by Ragan-Smith-Murphy and Assoc., Inc. in August of 1980.

Being party of the old right-of-way of the old Donelson Pike, also being part of the old Craig Property of record in Book 4180, Page 553, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is unimproved real property located on Donelson Pike, Nashville, Tennessee 37214.

Tract XIII

Parcel B on the Plan of Perry Heights, as recorded in Book 5210, Page 318, Register's Office for Davidson County, Tennessee, in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, lying west of the relocated Donelson Pike and north of Nodyne Drive and being more fully described as follows:

Beginning at an iron pin on the westerly right-of-way of the relocated Donelson Pike and the extension, eastwardly, of a common line of Lots 82 and 109 on the Plan of Perry Heights, as of record in Book 2900, Page 18, R.O.D.C. as proceeding as follows: With said extension north 64 deg. 46' 12" W 56.14' to an iron pin on the original center line of Donelson Pike; thence northwardly with said line and 1475' radius curve to the right 79.74' to an iron pin on the extension of the common line of Lots 109 and 108 of Perry Heights; thence with this line extended S 64 deg. 25' 03" E 43.07' to an iron pin on the westwardly right-of-way line of the relocated Donelson Pike; thence southwardly with said line and a 1472.70' radius curve to the left 81.89' to the point of beginning and containing 3931 square feet, or 0.09 acres as surveyed by Ragan-Smith-Murphy and Assoc., in August of 1980.

Being part of the old right-of-way of the old Donelson Pike, also being part of the old Craig Property of record in Book 4180, Page 553, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is unimproved real property located on Donelson Pike, Nashville, Tennessee 37214.

Tract XIV

Parcel C on the Plan of Perry Heights, as recorded in Book 5210, Page 318, Register's Office for Davidson County, Tennessee, in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, lying west of the relocated Donelson Pike and north of Nodyne Drive and being more fully described as follows:

Beginning at an iron pin on the westerly right-of-way line of the relocated Donelson Pike and the extension eastwardly, of the common line of Lots 109 and 108 of Perry Heights as recorded in Book 2900, Page 18, Register's Office for Davidson County, and proceeding as follows: with said common line north 64 degrees 251 0311 west 43.07 feet to an iron pin on the original center line of Donelson Pike; thence northwardly with said line and a1,475 foot radius curve to the right 81.69 feet to an iron pin on the extension of the common line of Lots 108 and 107; thence with this line extended south 66 degrees 241 5611 east, 29.75 feet to an iron pin in the westerly right-of-way line of the relocated Donelson Pike; thence southwardly with said line and a 1.472.70 foot radius curve to the left 84.58 feet to the Point of Beginning and containing 3,024 square feet of 0.07 acre as surveyed to Ragan-Smith-Murphy and Assoc., Inc in August of 1980.

Being part of the old right-of-way of the old Donelson Pike. Also, being part of the old Craig property of record in Book 4180, Page 553, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Elfriede Muggler by Quitclaim Deed of record in Instrument 20060530-0063085, Register's Office for Davidson County, Tennessee.

This is unimproved real property located on Donelson Pike, Nashville, Tennessee 37214.

Tract XV

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey of John Kohl, ,dated 5/2/74, as follows: Beginning at a point in the centerline of Couchville Pike, 115 feet east from the southwest corner of a tract of 39.6 acres that was conveyed to J. W. Goodwin and wife by deed from Harvey Hughes and wife, of record in Book 1323, page 300, Register's Office for said county; thence northerly 475 feet, more or less, to a point which is south 72 degrees east 207.00 feet from the west line of said 39.6 acre tract; thence south 72 degrees

East 145 feet to an iron pin; thence south 18 degrees west 475 feet to the centerline of Couchville Pike; thence with the centerline of the same westerly 145 feet to the point of beginning.

Being the same real property conveyed to Elfriede Muggler by Quitclaim Deed from Woodwind LLC of record in Instrument 20060511-0055536, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2474 Couchville Pike, Nashville, Tennessee 37217

Tract XVI

Beginning at a point on the southerly margin of Couchville Pike, being North 87 deg. 56' West 571.8 feet from the intersection of Couchville Pike and Pleasant Hill Road; thence along the southerly margin of Couchville Pike, South 87 deg. 56, East 316.8 feet to a corner post; thence leaving the southerly margin of Couchville Pike South 05 deg. 35" West 836.4 feet to an existing iron pin, thence south 05 deg.14' West 826.5 feet to a corner post; thence North 85 deg. 27' West 277.7 feet t a point; thence north 04 deg. 14' East 1649.0 feet to the point of beginning, containing 11.2 acres, more or less.

Being the same property conveyed to Elfriede Muggler by Quitclaim Deed from Woodwind, LLC of record in Instrument 20060511-0055535, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2611 Couchville Pike, Nashville, Tennessee 37217.

Tract XVII

Being Lot No. 6, on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, Page 213, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Elfriede Muggler by Warranty Deed from Werner R. Muggler of record in Instrument 20100104-0000286, Register's Office for Davidson County, Tennessee

This is improved real 2824 Airwood Drive, Nashville, Tennessee 37214

Tract XVIII

Being Lot No. 7 on the Final Plat, Woodwind Subdivision, Section 1, of record in Book 6900, Page 213, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Elfriede Muggler by Quitclaim deed from EBM Investments, Inc. of record in Instrument 20051005-120147, Register's Office for Davidson County, Tennessee

This is improved property commonly known as 2820 Airwood Drive, Nashville, Tennessee 37214.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 23rd day of November, 2010.
(
(
(My Commission Expires: My Commission Expires 01/09/2012
(

Affiant

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 22 day of Nov., 2010.

Elfriede Muggler

Elfriede Muggler

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Elfriede Muggler whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 23rd day of November, 2010.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY