THIS INSTRUMENT PREPARED BY:
Freedom Title Services
109 Hazel Path, Suite 2
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100075173 DEEDQC
Recvd: 11/30/10 08:16 2 pgs
Fees:12.00 Taxes:0.00
20101130-0094977

MAP.GROUP.PARCEL: 084-11-0/014.00

NEW OWNERS:
JAMES F. PURCELL
2235 MODENA COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New Owners

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, FRANCES B. PURCELL, by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto JAMES F. PURCELL, their heirs and assigns forever, the property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 81 ON THE MAP OF MAPLECREST AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF MODENA COURT AT THE CORNER OF LOT NOS. 81 AND 82, THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 198 FEET TO A POINT IN THE LINE OF LOT 75; THENCE WITH THE LINE BETWEEN LOTS 75 AND 81, SOUTHEASTERLY 12 FEET TO A POINT AT A CORNER OF LOT 76, AND CONTINUING WITH THE LINE BETWEEN LOTS 76 AND 81, SOUTHEASTERLY 88 FEET TO A CORNER OF LOT 77; THENCE WITH THE LINE BETWEEN LOTS 77 AND 81, SOUTHEASTERLY 140 FEET TO THE CORNER OF LOT 79; THENCE WITH THE LINE BETWEEN 79, 80 AND 81, NORTHEASTERLY 173.4 FEET TO THE SOUTHWESTERLY MARGIN OF MODENA COURT; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY 72.16 FEET TO A CONCRETE MONUMENT AND CONTINUING WITH THE MARGIN OF SAID COURT AROUND A SLIGHT CURVE WESTERLY 17.91 FEET TO ANOTHER MONUMENT AND CONTINUING WITH THE MARGIN OF SAID COURT, NORTHWESTERLY AROUND A SLIGHT CURVE 33.1 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY ESCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT 81 ON THE PLAN OF MAPLECREST SUBDIVISION, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING MORE SPECIFICALLY DESCRIBED ACCORDING TO A SURVEY MADE BY JACK R. UNDERWOOD, MAY 20, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST MARGIN OF MODENA COURT AT THE COMMON CORNER OF LOTS 81 AND 82; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTERLY195.6 FEET MORE OR LESS; THENCE WESTERLY 100 FEET TO A MONUMENT; THENCE NORTHEASTERLY 198.0 FEET MORE OR LESSTO THE SOUTHWEST MARGIN OF MODENA COURT; THENCE WITH THE SOUTHWEST MARGIN OF SAID COURT 37.24 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES F. PURCELL AND WIFE, FRANCES B. PURCELL BY WARRANTY DEED FROM CLOYD C. COX AND WIFE TINA S. COX, RECORDED ON MAY 27, 1997 IN RECORD BOOK 10467, PAGE 397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

× Frances B Purcell
FRANCES B. PURCELL

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, FRANCES B. PURCELL, the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, Rutherford County, Tennessee, this the 18th day of November, 2010.

SONYA N. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 2/21/2012

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is none.

× Frances B. Purcell
AFFIANT
Sworn to and subscribed before me, this 18 day of November, 2010.

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Lori Buie
Notary Public
My Commission Expires: 9/19/11