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BILL GARRETT, Davidson County
Trans:T20100077794 DEEDQC
Recvd: 12/09/10 15:45 5 pgs
Fees:27.00 Taxes:0.00
20101209-0098296

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Estate of Charles Ray Bell	**Estate of Charles Ray Bell**	
P.O. Box 363	**P. O. Box 363**	**Map 57**
Brentwood, TN 37024	**Brentwood, TN 37024**	**Parcel - 139**

NOW THEREFORE AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GLENDA EARLE BELL (hereinafter "Grantor") by these presents and pursuant to that certain Marital Dissolution Agreement approved by and incorporated into the Final Decree of Divorce entered December 14, 2009, by the Second Circuit Court for Davidson County, Tennessee, in Case No. 07D-567, hereby quitclaims and conveys unto FRANK E. NEAL, Personal Representative of the Estate of Charles Ray Bell (the "Estate") pursuant to that certain Order entered September 21, 2010, by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in Case No. 10P1446 (the Personal Representative of the Estate hereinafter the "Grantee"), his successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee (the "Property"), to wit:

This conveyance is made subject to the real estate taxes for the current year which have been prorated and such limitations, restrictions and easements as may affect the property.

The property herein conveyed by Grantor to Grantee as described on the attached Exhibit "A" has the use of the easement for ingress and egress and installation and maintenance of utilities as described on the attached Exhibit "B" attached hereto and incorporated herein by reference. Said easement is established for the benefit of Tracts 5 through 11, as reflected on an unrecorded boundary survey prepared by Bruce Rainey & Associates, dated February 23, 2001, as revised, not of record and shown as Exhibit "C" attached hereto and incorporated herein by reference.

Being the same property conveyed to Charles Ray Bell by Quitclaim Deed dated October 9, 2007, from The Rose and the Thorn, LLC, a Tennessee limited liability company, of record as Instrument Number 20071015-0122036 in the Offices of the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 31.61 acres on Ashland City Highway, Nashville, Tennessee, Map-57, Parcel 139.

After this conveyance, it is intended that Grantee will own the Property in fee simple.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the Property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 15th day of October, 2010.

Glenda Earle Bell
GLENDA EARLE BELL, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Linda Hollingsworth, a Notary Public of this County, GLENDA EARLE BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of October, 2010.

LINDA S. HOLLINGSWORTH NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Linda Hollingsworth
Notary Public
My Commission Expires: July 9, 2012

THIS CONVEYANCE IS EXEMPT FROM TENNESSEE RECORDATION TAX PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 67-4-409(a)(3)(E) AS IT IS FOR THE PURPOSE OF ADJUSTING PROPERTY RIGHTS BETWEEN DIVORCING PARTIES.

Exhibit A

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017, more particularly described as follows:

Beginning at an iron pin set in the northerly margin of Hydes Ferry Pike, said pin being the Southwest corner of the herein described tract and the Southeast corner of Tract 6, said pin being located easterly 2155.21', as measured along the northerly margin of Hydes Ferry Pike, from the intersection of Old Hickory Boulevard. Thence from said point of beginning, leaving Hydes Ferry Pike with Tract 6, N 35°47'58" E – 1370.03' to an iron pin set; Thence N 51°24'00" W – 151.96' to an iron pin set; Thence with tract 5, N 38°36'00" E – 400.27' to an iron pin set; Thence N 24°42'05" E – 1522.16' to a 18" Oak tree in the southerly line of the Dennis Earl Wood property of record in Book 10319, Page 982, R.O.D.C., TN. Thence with Wood's line S 82°27'38" E – 37.89' to a 14" Oak Tree; Thence N 88°29'10" E – 61.50' to a 16" Oak Tree; Thence N 80°54'54" E – 188.74' to an old fence corner post. Said point being a corner to the Chester P. Craus property of record in Book 3158, Page 288, R.O.D.C., TN. Thence with Craus' line S 49°07'34" E – 55.38' to a steel fence post; Thence S 52°40'32" E – 43.91' to an 18" Oak Tree; Thence S 44°07'52" E – 291.14' to a 34" Oak Tree at the Northeast corner of this tract and the Northwest corner of Tract 11. Thence leaving the line of Craus with Tract 11, S 26°20'23" W – 2086.14' to an iron pin set at the Northeast corner of Tract 10. Thence with the northerly lines of Tracts 10, 9 and 8 N 51°24'00" W – 420.00' to an iron pin set at the Northwest corner of Tract 8; Thence with Tract 8, S 35°47'58" W – 1344.61' to an iron pin set in the northerly margin of Hydes Ferry Pike. Thence with said margin N 65°49'00" W – 101.97' to the point of beginning, containing 31.61 acres ±.

EXHIBIT B

EASEMENT FOR THE BENEFIT OF TRACTS 5-7

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017.

Being a 20' Ingress-Egress Easement extending from the northerly margin of Hydes Ferry Pike upon and across Tracts 5-7 of said survey. The centerline of said easement being described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike. Said point of beginning being located N 65°49'00" W – 15.47' from the Southwest corner of Tract 8 of said survey. Thence from said point of beginning with the centerline of said easement the following calls:
N 34°21'17" E – 47.72' to a point;
Thence N 0°36'10" W – 30.93' to a point;
Thence N 16°33'41" W – 33.22' to a point;
Thence N 41°38'53" W – 70.36' to a point;
Thence N 35°04'43" W – 76.21' to a point;
Thence N 34°10'29" W – 66.72' to a point;
Thence N 55°18'25" W – 51.68' to a point;
Thence N 82°50'01" W – 31.31' to the end of said easement.

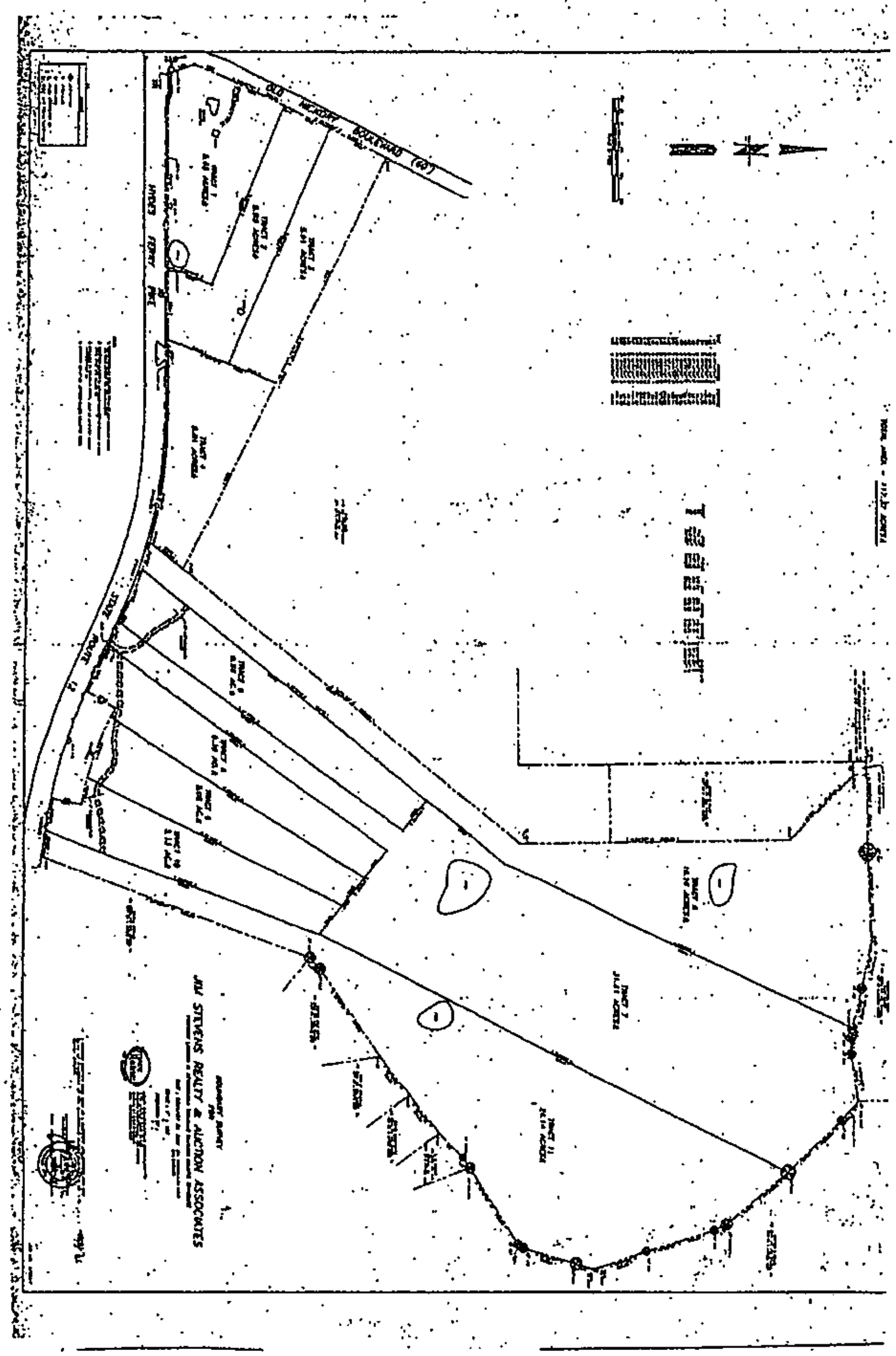
EASEMENT FOR THE BENEFIT OF TRACTS 7-11

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 23, 2001 and known as Job No. 010017.

Being a 20' Ingress-Egress Easement extending from the northerly margin of Hydes Ferry Pike upon and across Tracts 7-11 of said survey. The centerline of said easement being described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike. Said point of beginning being located N 65°49'00" W – 15.47' from the Southwest corner of Tract 8 of said survey. Thence from said point of beginning with the centerline of said easement the following calls:
N 34°21'17" E – 47.72' to a point;
Thence S 89°39'50" E – 54.24' to a point;
Thence N 88°17'48" E – 105.05' to a point;
Thence S 88°26'25" E – 77.94' to a point;
Thence S 78°25'49" E – 29.73' to a point;
Thence S 81°52'32" E – 93.91' to a point;
Thence N 88°42'23" E – 54.07' to a point;
Thence S 84°47'18" E – 24.47' to a point;
Thence S 59°20'03" E – 34.31' to a point;
Thence S 45°58'48" E – 44.52' to a point;
Thence S 27°56'26" E – 53.18' to the end of said easement.

EXHIBIT C


OLD HICKORY BOULEVARD (60')
HYDES FERRY PIKE
STATE ROUTE 12
JW STEVENS REALTY & AUCTION ASSOCIATES