THIS INSTRUMENT PREPARED BY:
KEENE W. BARTLEY
SCHULMAN, LeROY & BENNETT
501 Union Street, 7th Floor
P.O. Box 190676
Nashville, TN 37219-0676

BILL GARRETT, Davidson County
Trans:T20110001674 DEEDQC
Recvd: 01/07/11 13:28 3 pgs
Fees:18.00 Taxes:185.00
20110107-0002263

FROM:

MICHAEL D. BATES

TO:

SUZANNE B. MCGEHEE AND GUY BATES JR.

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $50,000.00

Suzanne B. McGehee
Affiant

WHITNEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me on this the 17 day of December, 2011.

Whitney Fisher
Notary Public
My Commission Expires: 3-3-2014

Address of New Owner As Follows:	Send Tax Bills To:	Map-Parcel Nos.
Suzanne B. McGehee et al 1126 Stirlingshire Drive Henderonsivlle, Tn 37075	Same	Map 22 Parcel 30

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance, I, MICHAEL D. BATES, AND WIFE, LORI BATES, hereby convey, remise, release and quitclaim unto SUZANNE B. MCGEHEE AND GUY E. BATES, JR, their successors and assigns, in equal share to each, all of the interest that we possess in the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 13, 1985 and known as Job # 82-210 as follows:

Beginning at an iron pin set on the easterly margin of Whites Creek Pike said point of beginning the southwest corner of this tract and also being the northwest corner of the Charles Harvison land of record in Book 4762, page 919, Register's Office for Davidson County, Tennessee; thence with the margin of said pike north 13° 26' 33" west 395.70 feet to an iron pin; thence leaving the said pike and with the line of the William C. Gifford land Phase 1 of record in Book 5800, page 209, Register's Office for Davidson County, north 76° 24' 4" east 304.82 feet to an iron pin; thence continuing with the same north 7° 49' 28" east 324.48 feet to a iron pin; thence south 82° 20' 58" east 200 feet to an iron pin; thence south 7° 49' 28" west 3.0 feet to an

iron pin; thence south 7° 5' 46" west 673.52 feet to an iron pin; thence south 77° 34' 7" west 371.78 feet to the point of beginning 5.43 acres more or less.

Being the same property conveyed to the Suzanne B. McGehee, Michael D. Bates, Guy e. Bates, Jr., and Mary B. George by Quitclaim Deed from W. Wayne LeRoy, Trustee of record in Instrument #20090903-0082882, Register's Office for Davidson County, Tennessee.

Included in the aforementioned description but excluded for the purpose of this transaction is a portion of the property previously conveyed to William C. Gifford by deed in Book 9837, page 678, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being described according to a survey by Roger H. Fuqua of Reagan, Smith Associates, Surveyor #502 dated October 16, 1995 and known as Job #94-145 as follows:

Beginning at an iron pin set at the southeast corner of Lot 8 on the Plan of W. C. Gifford Commercial P.U.D. as of record in Book 6900, page 878, Register's Office for Davidson County, Tennessee; said pin being north 76° 24' 04" east, 299.82 feet from the easterly right-of-way line (as widened) of Whites Creek Pike, as measured along the common line of Gifford Plan; thence,

1. With the south line of Lots 8 and 7 Gifford Plan, north 7° 49' 28" east, 324.48 feet to an iron pin set; thence,
2. With the south line of Lot No. 7 Gifford Plan, south 82° 20' 58" east, 200 feet to an existing iron pin in the common corner of Lots 7 and 6 of Gifford Plan and in the west line of Billy W. Spain; thence,
3. With the west line of Spain, south 7° 49' 28" west 3.00 feet to an existing iron pin; thence,
4. Continuing with the west line of Spain, south 7° 05' 46" west 242.43 feet to an iron pin set; thence,
5. With a line severing the property of which this is a part, south 76° 24' 04" west 218.15 feet to the point of beginning and containing 57,484 square feet or 1.320 acres.

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

Lori Bates, spouse of Michael D. Bates, joins in this conveyance to transfer whatever rights, if any, she may possess in the herein described premises.

WITNESS MY HAND this 23rd day of December, 2010.

Michael D. Bates

Lori Bates

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 MICHAEL D. BATES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of December, 2010.

Whitney Fisher
Notary Public

Commission Expires: 3-3-2014

WHITNEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 LORI BATES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd 3rd day of Dec. Jan 2011.

Monica Dale
Notary Public

Commission Expires: 8-30-14
10.25.14

MONICA DALE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

John R. Stewart
State of Tennessee Notary Public
Robertson County