BILL GARRETT, Davidson County
Trans:T20110005484 DEEDQC
Recvd: 01/27/11 13:40 3 pgs
Fees:17.00 Taxes:0.00
20110127-0007601

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Douglas Glenn Segroves and
Irma Y. Segroves, Co-Trustees,
Segroves Family Revocable
Living Trust Agreement
15730 Central Pike
Lebanon, TN 37090

Send Tax Bills To:
Same

Map and Parcel No.
Map 138
Parcel 023.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Glenn Segroves and wife, Irma Segroves,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Douglas Glenn Segroves and Irma Y. Segroves, Co-Trustees, Segroves Family Revocable Living Trust Agreement dated January 20, 2011** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Property lying in eastern Davidson County, Tennessee and bounded on the west by property belonging to John M. Pickard, record not determined, on the north by property belonging to John Pickard of record in Deed Book 11389, page 651, on the east by property belonging to Robert Beckham of record in Deed Book 5440, page 994 and bounded on the south by Couchville Pike and more specifically described as follows:

Beginning on a PK nail in the centerline of Couchville Pike at a point approximately 1,852 feet east of the intersection of Couchville Pike and South Mt. Juliet Road, said PK nail being the southwest corner of the herein described tract and the southeast corner of Pickard; thence N 06 deg. 43' 13" E, 34.80' through an iron pin at the north margin of the 60' R.O.W. of Couchville Pike and continuing an additional 335.73' for a total distance of 370.53' to an iron pin, the northwest corner of the herein described tract; thence S 83 deg. 42' 46" E, 135.64' to an existing iron pin in an old fence on the western margin of an old thirty foot access road and western boundary of Beckham, and being the northeast corner of the herein described tract then with Beckham's west line S 03 deg. 50" 00" W, 448.43' through an iron pin set on the north margin of the 60' R.O.W. for Couchville Pike and continuing an additional 40.76' for a total distance of 489.19' to a PK nail in the center of Couchville Pike, the southeast corner of the herein described tract and the southwest corner of Beckham; thence with the centerline of Couchville Pike, around a curve to the left with a radius of 1,368.51' a distance of 198.62', and having a chord bearing of N 47 deg. 08' 47" W, a chord distance of 198.44' to a PK nail, the point of beginning and containing 1.432 acres, more or less, according to a survey by Galyon W.

Northcutt, RLS #1529, dated November 8, 2001.

Being the same property conveyed to **Glenn Segroves and wife Irma Segroves,** by Warranty Deed from **John M. Pickard and wife, Mildred L. Pickard,** dated July 1, 2008, of record in Instrument No. 20080707-0069390, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to overhead electric easement; right-of-way for Couchville Pike; any and all utility easements of record or by prescription in place upon said property; all of the Register's Office for Davidson County, Tennessee.

* Glenn Segroves and Douglas Glenn Segroves are one and the same person.
* Irma Segroves and Irma Y. Segroves are one and the same person.

This is improved property known as **0 Couchville Pike, Hermitage, TN 37076.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 20th day of January, 2011.

Glenn Segroves

Irma Segroves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Glenn Segroves and Irma Segroves**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2011.

Notary Public

My Commission Expires:
12/6/2011

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 20th day of January, 2011.

Notary Public

My Commission Expires:
12/6/2011

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY