RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:
James W. Randall and
Sandra Gayle Baxter
8200 Ellis Drive
Joelton, TN 37080

Send Tax Bills to:
Same as New Owner

BILL GARRETT, Davidson County
Trans:T20110008199 DEEDQC
Recvd: 02/08/11 10:51 2 pgs
Fees:12.00 Taxes:0.00
20110208-0011060

TAX ID NUMBERS:
00800004300

QUITCLAIM DEED

For and in Consideration of Ten and NO/100--------($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, JAMES W. RANDALL**, by these presents do hereby quitclaim and convey unto **JAMES W. RANDALL AND SANDRA GAYLE BAXTER**, as tenants in common with right of survivorship, our successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, described as follows: BEGINNING in the northerly margin of Ellis Drive 2136 feet from the easterly margin of the Springfield Highway; thence North 11 deg. West 942 feet to the Baxter line; thence with the Baxter line, South 88 deg. East 410 feet to the westerly margin of said Ellis Drive; thence with the westerly margin and the northerly margin of said Ellis Drive, South 4 deg. 30 min. West 709 feet; thence South 22 deg. 55 min. West 84 feet; thence South 43 deg. 30 min. West 160 feet; thence South 59 deg. West 19 feet to the beginning, containing 5.5 acres, more or less.

Being the same property conveyed to James W. Randall by Cash Deed For Tennessee executed by Shelley Allen, Authorized Signatory for The Secretary of Housing and Urban Development of Washington, D. C. which deed is dated December 31, 2009 and recorded January 5, 2010 as Instrument No. 20100105-0000714 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 8200 Ellis Drive, Joelton, TN 37080.

THE PURPOSE OF THIS CONVEYANCE IS TO ESTABLISH A TENANCY in COMMON WITH RIGHT OF SURVIVORSHIP IN JAMES W. RANDALL AND SANDRA GAYLE BAXTER.

SAID property is conveyed subject to any unpaid property taxes, rights-of-way of any public roads or streets, easements, restrictions, any encumbrances, etc. as may be recorded in the Register's Office for Davidson County, Tennessee affecting the above described premises.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 4th day of February, 2011.

James W. Randall

(SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James W. Randall, the within named 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 and official seal at office at Madison, Tennessee, this the 7th day of February, 2011.

My commission expires:
3/3/2014

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE

James W. Randall
Affiant

Sworn to and subscribed before me this the 7th day of February, 2011.

Deanie L. Gregory
Notary Public

My Commission Expires:3/3/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT=LAW
200 Madison Street
Madison, TN 37115
With information furnished by
The parties hereto and without
The benefit of a title search
And examination