THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20110008974 DEEDQC
Recvd: 02/11/11 15:03 4 pgs
Fees:22.00 Taxes:0.00
20110211-0012165

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parc
Michael B. Boone and Marjorie Beth Minter 4069 Lavergne Couchville Pike Antioch, TN 37013	Same	16500006402

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL B. BOONE**, by these presents does hereby quitclaim and convey unto **MICHAEL B. BOONE, UNMARRIED, AND MARJORIE BETH MINTER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, real estate located in Davidson County, Tennessee, LOCATED AT 4069 Lavergne Couchville Pike, Antioch, TENNESSEE, 37013**, more fully described as follows:

See Attached Exhibit A

This property is improved by a dwelling house standing thereon and is known as 4069 Lavergne Couchville Pike, Antioch, Davidson County, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me this 11 day of June, 2008. Affiant

My Commission Expires: 2-22-2010 (Affix Seal) Notary Public

HOLLY D. WURTZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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

Witness my hand this _____ day of _____, 2008, the bargaining party, having caused my name to be signed hereto on said

day and date.

Michael B Boone
MICHAEL B. BOONE

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, Holly D. Wurzler, a Notary Public in and for said County and State, **MICHAEL B. BOONE**, 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 Lavergne, Tennessee, this the 11th day of June, 2008.

HOLLY D. WURZLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Holly D Wurzler
NOTARY PUBLIC

My Commission Expires: 2-22-2010

EXHIBIT A

Beginning at the northeast corner of the Tax Map 165.00, Parcel 64.02, conveyed to Wesley & Barbara Walden in Deed Book 9215, page 923, Register's Office for Davidson County, Tennessee, thence with the next four calls along an assumed boundary line for this property and the right-of-way of a former county road, South 47 degrees 19 minutes 15 seconds East, a distance of 70.15' to a point.

Thence South 35 degrees 27 minutes 36 seconds East, a distance of 27.59' to a point;

Thence South 12 degrees 11 minutes 42 seconds East, a distance of 48.71' to a point;

Thence South 13 degrees 32 minutes 02 seconds East, a distance of 111.29' to a found concrete monument, the northeast corner of tax map 165.00, parcel 63.00, conveyed to George C. Cone in Deed Book 4598, page 63, Register's Office for Davidson County, Tennessee, and a corner for the United States of America Parcel;

Thence with the northerly line of said Cone parcel, North 81 degrees 45 minutes 29 seconds West, a distance of 207.97' to a point on the rock fence;

Thence, North 85 degrees 19 minutes 59 seconds West, a distance of 23.30' to the end of the rock fence;

Thence South 89 degrees 38 minutes 37 seconds West, a distance of 11.05' to an iron pin set at the common corner of parcel 64.00, 64.01, and 64.02;

Thence with the easterly line of said parcel 64.02, north 36 degrees 28 minutes 07 seconds East, a distance of 142.30' to an iron pin set;

Thence, continuing with the easterly line of said parcel 64.02, North 32 degrees 54 minutes 01 seconds East, a distance of 95.00' to the point of beginning, containing 28,840.80 square feet or 0.66 acres more or less, according to a survey by Baldwin Land Surveying, R. T. Baldwin, Jr., RLS No. 2192, 2240 Cainsville Road, Lebanon, TN 37090, dated November 14, 2006, Job No. 06072.

Tract II: Situated in the 4th Civil District, Davidson County, Tennessee, and being a parcel of land that lies between the United States of America Property (no deed of record) and the former county road right-of-way as indicated in Deed Book 9059, page 50, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the east right-of-way line of Lavergne-Couchville Pike, and the northwest corner of tax map 165.00, parcel 64.02, conveyed to Wesley, Barbara and Roger Walden in Deed Book 9059, page 50, thence with a curve to the left having a delta angle of 03 degrees 31 minutes 46 seconds, radius of 1233.66', length of 75.99', tangent of 38.01', chord of 75.98', chord bearing of North 43 degrees 59 minutes 58 seconds East, to an iron pin.

Thence leaving said right-of-way and with the United States of America boundary line, South 60 degrees 25 minutes 43 seconds East, a distance of 6.42' to a found concrete monument;

Thence with the following eight calls along the marked boundary for said United States of America

property, south 60 degrees 28 minutes 06 seconds East, a distance of 62.32' to a 6 tree;

Thence South 47 degrees 38 minutes 30 seconds East, a distance of 167.82' to a 10" cedar tree;

Thence South 31 degrees 51 minutes 12 seconds East, a distance of 24.82' to a 6" cedar;

Thence South 20 degrees 30 minutes 57 seconds East, a distance of 29.60' to a 6" hackberry;

Thence South 03 degrees 02 minutes 51 seconds East, a distance of 26.36' to a 4" cedar;

Thence South 03 degrees 16 minutes 52 seconds East, a distance of 16.65' to a 8" cedar;

Thence South 02 degrees 26 minutes 29 seconds West, a distance of 21.96' to a 3" hackberry;

Thence South 07 degrees 49 minutes 33 seconds West, a distance of 106.73' to a found concrete monument, the northeast corner of tax map 165.00, parcel 63.00, conveyed to George C. Cone in Deed Book 4598, page 63, Register's Office for Davidson County, Tennessee;

Thence with next three calls along an assumed boundary line for this parcel and the right-of-way of the former county road, North 13 degrees 32 minutes 02 seconds West, a distance of 111.29' to a point;

Thence North 12 degrees 11 minutes 42 seconds West, a distance of 48.71' to a point;

Thence North 35 degrees 27 minutes 36 seconds West, a distance of 27.59' to a point;

Thence North 47 degrees 19 minutes 15 seconds West, a distance of 70.15' to an iron pin at the northeast corner of said parcel 64.02;

Thence with the north line of said parcel 64.02, North 59 degrees 00 minutes 59 seconds West, a distance of 166.85' to the point of beginning, containing 22,800.72 square feet or 0.52 acres more or less, according to a survey by Baldwin Land Surveying, R.T. Baldwin, Jr., RLS No. 2192, 2240 Cainsville Road, Lebanon, TN 37090, dated November 14, 2006, Job No. 06072.

Being the same property conveyed to Michael B. Boone, Unmarried, by Deed dated November 27, 2006, from Wesley J. Walden, Sr. and Wife, Barbara J. Walden, of record as instrument number 20061128-0146805, Register's Office for Davidson County, Tennessee.