BILL GARRETT, Davidson County
Trans:T20110011112 DEEDQC
Recvd: 02/23/11 13:21 3 pgs
Fees:17.00 Taxes:0.00
20110223-0014876

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:	Send Tax Bills To:	Map andParcel No.
May E. Bennett, Trustee **Mary E. Edmondson Living Trust Agreement** **4215 LaVergne Couchville Road** **Antioch, TN 37013**	**Same**	**Map 165** **Parcel 51 and 60**

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, **Mary E. Edmondson**, ("Grantor") this day has bargained and sold, and hereby quitclaim, convey and transfer unto **May E. Bennett, Trustee, Mary E. Bennett Living Trust Agreement dated February 17, 2011,** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at a point in the center line of Old Hickory Boulevard at its intersection with the southerly margin of Pin Hook Road, if extended: thence along the center line of Old Hickory Boulevard, in a southwesterly direction _____feet to a point in the North line of Paul property; thence along Paul's north line, South 86 East 518 feet to a stake; thence South 6° West 268 feet to a stake; thence with Sanders north line, North 89° East 471 feet to a fence corner in Woods' west line; thence with Woods' line, along a fence, North 2° East 605 feet to a point in the center of Pin Hook Road; thence along the center of said Road, North 83° 30' West 400 feet; thence leaving the Road North 2° East 211 feet to a stake; thence North 89° 30' West 304 feet to the point of beginning, and containing 12.25 acres, more or less. (Description from prior deed of record).

Being the same property conveyed to Maybre G. Edmondson and wife, Mary E. Edmondson, by Warranty Deed from M. Leon Painter and wife, Mary Louise Painter, dated January 13, 1949, of record in Book 1941, Page 219 Register's Office, Davidson County, Tennessee. The said Maybre G. Edmondson having since died on December 19, 1986, therefore by Mary E. Edmondson became sole owner by operation of law.

INCLUDED IN THIS DESCRIPTION BUT NOT IN THIS CONVEYANCE:

BEGINNING at a point in the southerly margin of Pin Hook Road, said point also being 721 more or less east of the easterly margin of Old Hickory Boulevard; thence leaving said margin and generally along a fence and The Johnnie Woods West line of record in Book 769, Page 467,

said Register's Office, S 03 degrees 49 minutes 04 seconds W 582.55 feet to a fence corner; thence leaving the aforementioned Woods line and along the northerly line of the W.E. Sanders property of record in Book 5610, Page 384, said Register's Office, N 89 degrees 24 minutes 25 seconds W 472.08 feet to a fence corner; thence leaving the aforementioned Sanders line and along the Lawrence P. Davenports East line of record in Book 5595, Page 328, said Register's Office, N 11 degrees 51 minutes 06 seconds E 646.76 feet to a point in the southerly margin of Pin Hook Road, said point being the northeast corner of Tract I as shown on said survey; thence along said margin of Pin Hook Road and with a curve to the left 141.30 feet, and having a radius of 1590.79 feet and a chord bearing of S 79 degrees 52 minutes 43 seconds E; thence S 82 degrees 25 minutes 24 seconds E 241.07 feet to the point of beginning and containing 5.96 acres, more or less. (Description from prior deed of record).

Being the same property conveyed to Peppertree, Ltd, by Deed from Mary E. Edmondson, unmarried, dated June 8, 1988, of record in Book 7571, Page 57 Register's Office, Davidson County, Tennessee.

ALSO INCLUDED IN THIS DESCRIPTION BUT NOT IN THIS CONVEYANCE:

Land described on a Right of Way Deed for Pin Hook Road to Davidson County, Tennessee.

This is improved property known as 4215 LaVergne Couchville Pike, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 17th day of February, 2011.

Mary E. Edmondson
Mary E. Edmondson

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 **Mary E. Edmondson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2011.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
12/6/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Mary Edmondson
Affiant

Sworn to and subscribed to before me, this the 17th day of February, 2011.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
12/6/2011