(1)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20110012018 DEEDQC
Recvd: 02/28/11 14:48 2 pgs
Fees:12.00 Taxes:0.00

20110228-0016029

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Cory Brewster
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18 DAY OF February, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03861 BOURLAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
John Tilden Bourland	same	11705011600
3507 Foxhall Road		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN TILDEN BOURLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOHN TILDEN BOURLAND, AND WIFE, ANN MUNDAY BOURLAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3507 Foxhall Road, Nashville, TN 37215

Witness my hand on this 18th day of February, 2011

John Tilden Bourland

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

Witness my hand and official seal at Franklin, Tennessee, this 18 day of February 2011

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 24, 25, 26 and 27 of Block A on the Plan of Life and Casualty Insurance Company's Woodmont Boulevard Tract, not of record, described together according to a survey made by Z. J. Wilkinson, Surveyor, June 29, 1935, as follows:

Beginning at the Northwest corner of Foxhall Road and Wimbledon Road; thence with the Westerly margin of Foxhall Road, Northwardly 105 feet to the corner of Lots Nos. 23 and 24; thence with the line between said two lots, Westwardly 151.7 feet to the common corner of Lots Nos. 23, 24, 38 and 39; thence with the line between Lots Nos. 24, 25, 26 and 27 and Lots Nos. 39, 40, 41 and 42 Southwardly 105 feet to the Northerly margin of Wimbledon Road; thence with said Road, Eastwardly 151 feet to the beginning.

Being the same property conveyed to John Tilden Bourland and wife, Elizabeth C. Bourland by Quitclaim Deed from James S. Tate, Jr., Trustee and in the same Instrument being conveyed from John B. Bearden and Elizabeth C. Bourland, formerly Elizabeth C. Bearden to James S. Tate, Jr., Trustee, recorded on the 27th day of November, 1985 in Deed Book 6720, Page 525, in the Register's Office of Davidson County, Tennessee.

Elizabeth C. Bourland having since died March 24, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).