BILL GARRETT, Davidson County
Trans:T20110014089 DEEDQC
Recvd: 03/09/11 08:27 3 pgs
Fees:22.00 Taxes:0.00
20110309-0018696

QUITCLAIM DEED

State of Tennessee }
County of Davidson)

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

The actual consideration or value, whichever is greater, for this transfer is $--0--.

Affiant

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

NOTARY PUBLIC

MAXINE Q. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires 7/14/2012

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sharon F. Simpson, etal	Same	Map 69
4017 Drake's Branch Road		Parcel 25
Nashville, TN 37218		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating a survivorship estate among Sharon F. Simpson, Meghan E. Simpson and Michael T. Simpson, we, **Sharon F. Simpson, Meghan E. Simpson and Michael T. Simpson** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tracts of land:

Two tracts of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Tract I: Beginning at the easterly margin of the property conveyed to Arthur A. Fields, by deed from Edgar L. Johnson and wife, as of record in Book 1453, page 305, Register's Office for said County, said beginning point being N. 54° W. 182 feet from the northerly margin of Drake's Branch Road; running thence N. 5° E 383 feet to a post in Cato's southerly line; thence N. 85° W. 82 feet to a post; thence N. 68° W. 181 feet to a stake; thence S. 26° E. 502 feet to an iron pin at the point of beginning, containing 1.06 acres, more or less, according to a survey made by E. R. Southgate and Son, Surveyors, February 14, 1947.

Tract II: Beginning in the center of Drake's Branch Road at the southeast corner of the property conveyed to R. W. Riggins and wife, by deed from William Elmer Page and wife; thence with the center of said Road, S. 30° W. 52.9 feet to an angle in said Road; thence S. 43° 30' W. 108 feet to a point in said Road, said point being the southeast corner of the property conveyed to Edgar L. Johnson and wife, by deed from Scott Page, of record in Book 1283, page 85, Register's Office for said County; thence with Johnson's line 60° W. 200 feet to an iron pin; thence N. 9° 30' E. 114.7 feet to an iron pin in R. W. Riggins' SW corner; thence with his southerly line, S. 76° E. 271.5 feet to the center of Drake's Branch Road, the point of beginning, containing 0.7 acres, more or less, according to a survey by Pete Meyer, Surveyor.

Included in the above description but expressly excluded from this conveyance, is a .06 acre tract conveyed to Davidson County, Tennessee, by deed from Fred D. Scott and wife, Maggie Lee Scott, of record in Book 3103, page 50, said Register's Office, as a right-of-way for Drake's Branch Road.

Being the same property conveyed to William Thomas Simpson, unmarried, by deed from Maggie Lee Scott, a widow, of record in Book 5357, page 724, Register's Office for Davison County, Tennessee, the said William Thomas Simpson having since died intestate, leaving as his only heirs-at-law, Sharon F. Simpson, Meghan E. Simpson, and Michael T. Simpson.

This is property known as 4017 Drake's Branch Road, Nashville, TN 37218.

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Sharon F. Simpson, Meghan E. Simpson, and Michael T. Simpson**, as tenants-in-common, and to the survivor of them, creating a survivorship estate, their successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

It is understood and agreed that the proper spelling of Drake's Branch Road should be Drakes Branch Road, not Drake's Branch Road.

Witness my hand, this 7 day of March, 2011.

Sharon F Simpson
SHARON F. SIMPSON

Meghan E Simpson
MEGHAN E. SIMPSON

Michael T Simpson
MICHAEL T. SIMPSON

Robert F Spann
ROBERT F. SPANN, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Sharon F. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of March, 2011.

Maxine A Smith
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/7/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Michael T. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of March, 2011.

NOTARY PUBLIC

MAXINE Q. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/7/2014

STATE OF WYOMING
COUNTY OF ~~LARAMIE~~ Albany

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Meghan E. Simpson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2011.

NOTARY PUBLIC

My Commission Expires: May 15, 2013

JASON WHITE
NOTARY PUBLIC - WYOMING
ALBANY COUNTY
My Commission Expires May 15, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of March, 2011.

NOTARY PUBLIC

MAXINE Q. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/7/2014