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This instrument prepared by:
Charles R. Tygard, Sr.
2526 Una Antioch Pike
Antioch, Tennessee 37013

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Charles R. Tygard, Sr.	Charles R. Tygard, Sr.	Map/Parcel:
2526 Una Antioch Pike	2526 Una Antioch Pike	14900004100
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Charles R. Tygard, Sr. and Delores Tygard, husband and wife** by these presents do hereby quitclaim and convey unto the said **Charles R. Tygard, Sr., a married man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF UNA-ANTIOCH PIKE RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO THE TRUSTEES OF FREE WILL BAPTIST CHURCH BY DEED OF RECORD IN BOOK 4691, PAGE 503, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 70 DEGREES 04 MINUTES EAST 830.00 FEET TO AN IRON PIN; THENCE SOUTH 3 DEGREES 15 MINUTES WEST 154.2 FEET TO AN IRON PIN; THENCE NORTH 71 DEGREES 12 MINUTES WEST 870.9 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF UNA-ANTIOCH PIKE; THENCE NORTH 23 DEGREES 15 MINUTES EAST 156.6 FEET TO THE POINT OF BEGINNING CONTAINING 3.00 ACRES, MORE OR LESS.

The express purpose of this conveyance is to Remove Spouse From Title.

Being the same property conveyed to Charles R. Tygard, Sr. and wife Delores Tygard, by Deed from Hilda Lou Jones of record as Instrument No. 20030606-0078599, said Register's Office.

This is unimproved ( ) property known as 2526 Una Antioch Pike, Antioch, Tennessee 37013
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 23 day of Feb., 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles R. Tygard, Sr.

Delores Tygard

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) ss

Personally appeared before me, JAMES JOHNSON, a Notary Public in and for said County and State, **Charles R. Tygard, Sr. and Delores Tygard** the within named bargainor, individual(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/she~~/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at ANTIOCH, TN this 23 day of FEB., A.D., 2011.

NOTARY STAMP/SEAL

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

Notary Commission Expires: 8-10-14

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 000.

Subscribed and sworn to before me this the 23 day of FEB., 2011.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 8-10-14

NOTARY PUBLIC

JAMES JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

All that certain parcel of land situated in County of DAVIDSON, State of TENNESSEE, being known and designated as follows:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY L.C. PETTY AND SHOWN AS TRACT NO. III, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF UNA-ANTIOCH PIKE RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO THE TRUSTEES OF FREE WILL BAPTIST CHURCH BY DEED OF RECORD IN BOOK 4691, PAGE 503, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 70 DEGREES 04 MINUTES EAST 830.00 FEET TO AN IRON PIN; THENCE SOUTH 3 DEGREES 15 MINUTES WEST 154.2 FEET TO AN IRON PIN; THENCE NORTH 71 DEGREES 12 MINUTES WEST 870.9 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF UNA-ANTIOCH PIKE; THENCE NORTH 23 DEGREES 15 MINUTES EAST 156.6 FEET TO THE POINT OF BEGINNING CONTAINING 3.00 ACRES, MORE OR LESS.

Being the same property as conveyed from HILDA LOU JONES, NOW TENNANT to CHARLES R. TYGARD SR. AND WIFE, DELORES TYGARD as described in WARRANTY Deed, Dated 05/29/2003, Recorded 06/06/2003, in Official Records Document No. 20030606-0078599.

Tax/Parcel ID: 14900004100