GSRH
Box 44

BILL GARRETT, Davidson County
Trans:T20110033989 DEEDQC
Recvd: 06/07/11 10:38 3 pgs
Fees:17.00 Taxes:0.00
20110607-0043513

THIS INSTRUMENT PREPARED BY:
Catherine H. Gwyn
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Dean Baker Lucas
AFFIANT

Subscribed and sworn to before me, this 1st day of June, 2011.

Notary Public

My Commission Expires: 12/9/2014

SHELIA J. GRIGGS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Robert Scott Lucas 7108 S. Hampton Bv. Antioch, TN 37013	New Owner	P/O 117 11 0 086.00

QUITCLAIM DEED

THIS INSTRUMENT executed this 1 day of June, by **DEAN BAKER LUCAS** (the " Grantor") and **ROBERT SCOTT LUCAS** (the " Grantee"). 2011

WHEREAS, Albert M. Lucas, Jr. and Robert S. Lucas recorded the plat of the Lucas Subdivision of record in Instrument No. 20010108-0002308, Register' s Office for Davidson County, Tennessee (the " Original Plat"), evidencing their intent to enlarge the rear yard of property known as 3608 Benham Avenue, shown as Lot 2 on the Original Plat (the " Benham Property"), by changing the rear boundary line of property known as 1805 Graybar Lane, shown as Lot 1 on the Original Plat (the " Graybar Property"); and

WHEREAS, to conform title to the Original Plat, Albert M. Lucas, Jr. and Robert S. Lucas conveyed to Albert M. Lucas, Jr. and Dean Baker Lucas the small tract of land containing approximately18,990 square feet that was added to the Benham Property by quitclaim deed of record in Instrument No. 20011231-145096, said Register' s Office; and

WHEREAS, the said Albert M. Lucas, Jr. having since died, Dean Baker Lucas, as Personal Representative of the Estate of Albert M. Lucas, Jr. conveyed the Benham Property and the small tract of land conveyed by the above referenced quitclaim deed to Dean Baker Lucas by Personal Representative Quitclaim Deed of record in Instrument No. 20070209-0017351, said Register' s Office; and

WHEREAS, Dean Baker Lewis and Robert Scott Lucas, the owners of the Benham Property and the Graybar Property, respectively, discovered that the Original Plat depicted a greater area of land appended to the Benham Property than was originally intended; and

WHEREAS, the parties have corrected the property line between the Benham Property and the Graybar Property to what was originally intended and have evidenced that correction by recording the plat identified as the Revision to Lots 1 and 2, Lucas Subdivision, of record in Instrument No. 20110310-0019160, said Register' s Office (the " New Plat"); and

WHEREAS, the parties wish to execute this Quitclaim Deed to conform title to the New Plat.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of the premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, DEAN BAKER LUCAS**, by these presents do hereby quitclaim unto **ROBERT SCOTT LUCAS**, his heirs and assigns, all right, title and interest, in and to the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being the southerly portion of Lot 1 on the Plan of the Revision to Lots 1 & 2, Lucas Subdivision as of record in Instrument No. 20110310-0019160, said Register's Office, described as follows:
>
> Beginning at a new iron rod, being the new southwest corner of Lot 1 and the new southeast corner of Lot 2 as depicted on said plat, thence North 2 deg. 36 min. 48 sec. East 109.89 feet to a new iron rod; thence South 81 deg. 37 min. 07 sec. East 111.9 feet to a point in the easterly boundary of Lot 1, thence along the new easterly line of Lot 1 South 2 deg. 25 min. 14 sec. West 99.36 feet to an iron rod located at the new southeasterly corner of Lot 1; thence North 87 deg. 40 min. 37 sec. West 111.87 feet to the point of beginning.
>
> Being part of the same property conveyed to Dean Baker Lewis by quitclaim deed of record in Instrument No. 20011231-145096, said Register' s Office and by Personal Representative Quitclaim Deed of record in Instrument No. 20070209-0017351, said Register' s Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. This is unimproved property is not now, nor has it ever been, the residence of the Grantor.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date first above written.

Dean Baker Lucas
DEAN BAKER LUCAS

Accepted this 1ST day of June, 2011.

Robert Scott Lucas
ROBERT SCOTT LUCAS

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEAN BAKER LUCAS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2011.

SHELIA J. GRIGGS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/9/2014

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT SCOTT LUCAS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June 2011.

SHELIA J. GRIGGS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/9/2014

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