The Instrument Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, Tennessee 37055
BT1433
This document was based upon information provided by the parties. No title search was requested or performed.

BILL GARRETT, Davidson County
Trans:T20110035468 DEEDQC
Recvd: 06/14/11 11:20 2 pgs
Fees:12.00 Taxes:0.00
20110614-0045471

QUITCLAIM DEED

ADDRESS NEW OWNER
Mr. Bruce Peery, III
163 Hilltop Rd
Dickson TN 37055

SEND TAX BILLS TO:
New Owner

MAP PARCEL
Map 091 09
Parcel 50.00

For and in consideration of One and no/100 Dollar ($1.00), the undersigned Anna Jo Peery, hereinafter the GRANTOR, does hereby quitclaim and convey unto Bruce Peery, III, as his and separate property, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying and being in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Tract 1: Lot 2 on the Map of the Division of the Westerly 230 feet of the East one-half of Lot Number 1 on the Map of B. F. Cockrill Farm, as of record in Book 332, Page 58, in the Register's Office of Davidson County, Tennessee, and described as follows: BEGINNING at a point in the South margin of Robertson Avenue at the corner of Lots 1 and 2, being an iron pin, which is 177.5 feet West of the West margin of Nall Avenue; thence with the line between Lots 1 and 2, Southerly 325 feet to an iron pin; thence Westerly 57.7 feet to an iron pin at the corner of Lots 2 and 3; thence with the line between said lots, North 325 feet to an iron pin the South margin of Robertson Avenue; thence with the margin of the same, Easterly 57.5 feet to the beginning.

Being the same property conveyed to Anna Jo Peery, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated April 26, 2011, and of record in Instrument Number 20110506-0035192, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hands this 13th day of June, 2011.

Anna Jo Peery

STATE OF TENNESSEE
COUNTY OF R Bumpus

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Jo Peery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office this the 13 day of June, 2011.

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 1-4-12

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 13 day of June, 2011.

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 1-4-12