BILL GARRETT, Davidson County
Trans:T20110039759 DEEDQC
Recvd: 07/01/11 14:20 3 pgs
Fees:17.00 Taxes:0.00
20110701-0050803

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the parties. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a proper title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Warranty Deed of record in Deed Book 7321, Pages 492-494 in the Register's Office for Davidson County, Tennessee as shown in survey description by Richard D. Graves. By acceptance of this instrument, all parties acknowledge that they have not relied upon any warranties or covenants by the preparer as to the validity of this legal description and accept full responsibility for the recordation of this Instrument."

ADDRESS NEW OWNER:
Andrea Corbitt and husband,
Kenneth Corbitt
3324 Freeman Hollow Road
Goodlettsville, TN 37072

SEND TAX BILLS:
SAME

Map 11, P/O Parcels 54.00 & 55.00

QUITCLAIM DEED

THIS INDENTURE, made this 30 day of June, 2011, between **IRENE J. MODISETT,** party of the first part, and **ANDREA CORBITT AND HUSBAND, KENNETH CORBITT,** parties of the second part,

WITNESSETH: That the said party of the first part, **IRENE J. MODISETT,** for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto, **ANDREA CORBITT AND HUSBAND, KENNETH CORBITT,** the parties of the second part, their heirs and assigns, her interest in the following described property, to wit:

DESCRIPTION OF THE GARY K. MODISETT, ET UX PROPERTY:
TRACT 1 - 5.45 ACRES - 5.27 ACRES ALONG EXISTING R-O-W

The property described herein is located in the 10th Council District of Davidson County, Tennessee; situated on the south side of Freeman Hollow Road approximately 0.3 miles west of its intersection with Baker Road; being Job Number 11031TC as described by a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 20th day of June, 2011 in detail as follows:

Beginning on a point in the center of the Old Right-of-Way for Freeman Hollow Road at the northeast corner of Guy M. Knox (DB 20030519-0068188), being the northwest corner of the herein described tract and said beginning point being further located N 30 degrees 26 minutes 50 seconds W 25.00 feet from a half inch iron re-bar set on the southern right-of-way of Freeman Hollow Road in the line of Guy M. Knox (DB 20030519-0068188), thence from the point of beginning running and cornering in Freeman Hollow Road for the next three calls as follows: N 43 degrees 03 minutes 43 seconds E 25.00 feet to a point, thence N 58 degrees 03 minutes 43 seconds E 200.00 feet to a point, thence N 84 degrees 11 minutes 40 seconds E 31.74 feet to a point in the Freeman Hollow Road in the Old Right-of-Way at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492), being the northwest corner of a 5.47 Acre Tract remaining, said point being further located N 17 degrees 40 minutes 43 seconds W 34.22 feet from a half inch iron re-bar set on the southern right-of-way of Freeman Hollow Road, thence severing the lands of Gary K. Modisett, et ux (DB 00007321-0000492) along new lines for the next two calls: running and cornering with the 5.47 Acre Tract remaining: S 17 degrees 40 minutes 43 seconds E 437.32 feet to a half inch iron re-bar set on the south side of a creek, thence N 74 degrees 17 minutes 38 seconds E 573.60 feet to a half inch iron re-bar set on the south side of a creek at a new corner of Gary K. Modisett, et ux (DB 00007321-0000492) in the west line of Douglas S. Glover, et ux (DB 20050928-0116306), being the southeast corner of the 5.47 Acre Tract remaining, thence running with the west line of Douglas S. Glover, et ux (DB 20050928-0116306), running west of an existing fence S 20 degrees 17 minutes 14 seconds E 191.25 feet to a five-eights inch iron re-bar found near a corner post at the southwest corner of Douglas S. Glover, et ux (DB 20050928-0116306) with the northwest corner of Thomas Lee Bennett (DB 00007677-0000345) at the northeast corner of Heinz Tews, et ux (DB 00009076-0000165), thence running with the north line of Heinz Tews, et ux (DB 00009076-0000165) along an existing fence line S 72 degrees 01 minute 12 seconds W 422.96 feet to a five-eights inch iron re-bar found at the northwest corner of Heinz Tews, et ux (DB 00009076-0000165) with the northeast corner of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews), thence running with the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) along an existing fence line S 70 degrees 34 minutes 40 seconds W 261.34 feet to a half inch iron re-bar set in the north line of Elaine M. Tews (QC 20070726-0088626 & DB 20070711-0082790 - Subject to a Life Estate of Heinz Tews) at the southeast corner of Guy M. Knox (DB 20030519-0068188), being further located N 70 degrees 34 minutes 40 seconds E 419.00 feet from the remains of a 27 inch Beech Stump Found at another corner of Guy M. Knox (DB 20030519-0068188), thence running with the east line of Guy M. Knox (DB 20030519-0068188) N 30 degrees 26 minutes 50 seconds W 653.80 feet (passing through a half inch iron re-bar set at 628.80 feet) to the beginning, containing 5.45 acres more or less and containing 5.27 acres more or less after the right-of-way of Freeman Hollow Road is taken out...

The above described tract is subject to the Public Right-of-Way for Freeman Hollow Road and to any other restrictions, Planning, and Zoning regulations that may apply.

The above described tract being a portion of the tract of land deeded to Gary K. Modisett and wife, Irene J. Modisett, as tenants by the entirety, from Martha E. Woodroof and husband, Forrest O. Woodroof of record in Deed Book 7321 Pages 492-494 in the Office of the Register for Davidson County, Tennessee. **The said Gary K. Modisett is deceased; having died on August 19, 2008, leaving said property vested solely to Irene J. Modisett.**

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the party hereto have duly executed the foregoing on the day and year first above written.

Irene J Modisett
IRENE J. MODISETT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **IRENE J. MODISETT**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 30 day of June, 2011.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires:
6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is **$0.00.**

Irene Modisett
AFFIANT

Subscribed and sworn to before me this the 30 day of June, 2011.

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires:
6/18/2013

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER