FROM: Bettye G. Wittenmeier

To: Tracy Janeczko

BILL GARRETT, Davidson County
Trans:T20110046790 DEEDQC
Recvd: 08/02/11 09:21 2 pgs
Fees:12.00 Taxes:0.00
20110802-0059097

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Tracy Janeczko 5296 Old Hickory Blvd Nashville Tn 37218	Owner	57-28

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 142

Nashville, Tennessee 37211
Box 13

Prepared from information furnished by the parties

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 0.00

Murdy Fulchner
affiant

Subscribed and sworn to before me this the 18th day of July, 2011

La Trece McAdoo
Notary Public
Commission Expires:_____

I, Bettye G. Wittenmeier, do hereby quitclaim to Tracy Janeczko her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Attched Legal.

Being the same property conveyed to William R. Wittenmeier and wife Bettye G Wittenmeier of record in Book 10737, Page 753 said Register's Office. The said William R. Wittenmeier having since died.

Unimproved ( )
This is improved property (X) known as

5296 Old Hickory Blvd Nashville TN 37218

Witness our/my hand(s) this the 18th day of July, 2011.

Bettye G. Wittenmeier
Bettye G Wittenmeier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bettye G Wittenmeier** 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.

Witness my hand and official seal at Nashville TN, Tennessee this 18th day of July, 2011

La Trece McAdoo
Notary Public
Commission Expires:_____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

EXHIBIT A

LEGAL DESCRIPTION:

Beginning at a point in the centerline of said Old Hickory Boulevard; thence leaving said centerline, along the centerline of an unnamed road, South 80° 15' 40" East, 14.24 feet to a point in the centerline of said road; thence along said centerline, South 86° 18' 18" East, 36.77 feet to a point in the centerline of said road; thence along said centerline, North 82° 10' 35" East, 34.21 feet to a point; thence along said centerline, North 68° 07' 20" East, 13.76 feet to a point; thence along said centerline, across bridge over Sulfer Creek, North 45° 43' 44" East, 55.41 feet to a point; thence along said centerline, North 02° 27' 46" East, 339.52 feet to a point; thence along said centerline, along a curve to the right (having a central angle of 17° 25' 17", a radius of 76.93 feet, and a tangent length of 11.79 feet) 23.39 feet, to a point in the South line of this tract, the true Point of Beginning, being more particularly described as follows:

(1) Thence leaving said centerline of said unnamed road, along said South line, North 88° 14' 00" West 41.06 feet to a point in the centerline of Sulfer Creek, said point being the Southwest corner of this tract and also being in the East line of Theodore Campbell's property, of record in Deed Book 6068, Page 160, of the Register's Office for Davidson County, Tennessee;
(2) Thence leaving said corner, along the centerline of said Sulfer Creek and Campbell's East line, North 36° 38' 34" East, 56.03 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(3) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 36° 25' 37" East, 62.45 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(4) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 33° 20' 57" East, 94.88 feet to a point in the centerline of said creek, in the west line of this tract, and in the East line of said Campbell's property;
(5) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 20° 13' 39" West, 67.31 feet to a point in the centerline of said creek, in the West line of this tract, and in the East line of said Campbell's property;
(6) Thence along the centerline of said Sulfer Creek and Campbell's East line, North 11° 46' 13" West, 4.22 feet to a point in the centerline of said creek, the Northwest corner of this tract, and in the East line of said Campbell's property;
(7) Thence leaving said centerline of Sulfer Creek and Campbell's East line, along the North line of this tract. South 66° 14' 00" East, 67.70 feet to an iron pin in the centerline of said unnamed road, in the North line of this tract, and in the South line of Tract #1, on an unrecorded survey performed by H & H Surveying, Inc., dated June 26, 1996, Job number 96-445;
(8) Thence leaving said centerline, along the North line of this tract and the South line of said Tract #1, South 88° 14' 00" East 832.66 feet to an iron pin, said point being the Northeast corner of this tract, and in the South line of said Tract #1;
(9) Thence leaving said corner, South 12° 24" 59" West 248.97 feet to an iron pin, said point being the Southeast corner of this tract, and in the North line of Leslie Wooldridge's property, as of record in Deed Book 7528, Page 619, of the Register's Office for Davidson County, Tennessee;
(10) Thence leaving said corner, along Wooldridge's North line, across the North line of James Smothers' property, of record in deed Book 8141, Page 221, and across the North line of Louis Wolff's property, of record in Deed Book 7528, Page 621, of said Register's Ofice, North 88° 14' 00" West, 901.44 feet to the true Point of Beginnin this tract, thus containing 218,789.117 square feet or 5.023 acres.