BILL GARRETT, Davidson County
Trans:T20110061709 DEEDQC
Recvd: 10/04/11 12:28 2 pgs
Fees:12.00 Taxes:0.00
20111004-0076861

THIS INSTRUMENT PREPARED BY:

Keith H. Solomon, Attorney
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Clifford R. Hunter
AFFIANT

Subscribed and sworn to before me this 30th day of September, 2011.

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

ADDRESS OF NEW OWNER:

Clifford R. Hunter
3340 Pugh Rd.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
New Owner

Map 124
Parcels 33 & 21

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Clifford R. Hunter,** Grantor, hereby quitclaims and conveys his right, title and interest to the hereinafter described property to **Clifford R. Hunter and Kirk Daniel Hunter, with rights of survivorship** Grantees. Said property conveyed herein is described as follows:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to and being identified as Tract 4 on, and unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981 (Job No. 81-132), as follows:

Beginning at an iron pin set on the southerly margin of Pugh Road, said point of beginning being the Northwest corner of this tract and the Northeast corner of the T.H. Baggarly land; thence with the southerly margin of said Road (25' South of the centerline) S83 deg. 32' 39" E 140.30 feet to an iron pin; thence leaving the margin of said Road S 08deg. 39' 16" W 630.04 feet to an iron pin; thence S 25 deg. 02' 45" E 171.51feet to an iron pin; thence S 83 deg. 32' 39" E 550.00 feet to an iron pin; thence S 05 deg. 58' 47" W 75.00 feet to an iron pin set on the northerly margin of Hobson Pike; thence with the northerly margin of said Pike S 86 deg. 10' 24: W 879.09 feet to an iron pin; thence leaving the northerly margin of said Road N 09 deg. 02' 26" E 425.17 feet to an iron pin in a fence line, the southerly line of the aforesaid Baggarly land; thence with the Baggarly's line and a fence S 83 deg. 15' 19" E 61.00 feet to an iron pin set at a fence corner; thence with Baggarly's easterly line and a fence N 09 deg. 14' 44" E 583.99 feet to the point of beginning, containing 6.02 acres more or less.

Being the same property conveyed to Clifford R. Hunter by Warranty Deed from Belinda City, Inc., a Tennessee corporation dated August 17, 1981 of record in Book 5788, page 700, Register's Office for Davidson County, Tennessee.

The above described parcel of land is subject to a join use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at the Northwest corner of the above described tract on the southerly margin of Pugh Road, thence with the margin of said Pugh Road S 83 deg. 32' 39" E 25.03 feet to a point; thence S 09 deg. 14' 44" W 993.44 feet to a point on the northerly margin of Hobson Pike; thence with the margin of said Pike S86 deg. 10' 24" W 25.66 feet to a point; thence N 09 deg. 14' 44" E 389.01 feet to a point, thence N 83 deg. 15' 19" W 60.91 feet to a point; thence with the westerly line of the above described tract N 09 deg. 02' 26" E 25.02 feet to a point; thence S 83 deg. 15' 19" E 61.00 feet to an iron pin; thence N 09 deg. 14' 44" E 583.99 feet to the point of beginning.

This is improved property known as: **3340 Pugh Road, Hermitage, TN 37076**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party has hereunto set her signature on this the 30th, day of September 2011.

Clifford R. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Clifford R. Hunter, whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: OCTOBER 20, 2013

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY