BILL GARRETT, Davidson County
Trans:T20110062420 DEEDQC
Recvd: 10/06/11 13:22 3 pgs
Fees:17.00 Taxes:0.00
20111006-0077816

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE _____ DAY OF _____, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
Elizabeth A. Garrett, Attorney, 214 Second Avenue, North, Suite 103, Nashville, TN 37201

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
David C. Downard **3080 Freeman Hollow Rd.** **Goodlettsville, TN 37072**	**Same**	**01-000-189.00**

This transaction is exempt from tax pursuant to *Tenn. Code Ann.* § 67-4-409(E) and pursuant to the Order of the Fourth Circuit Court of Davidson County in the matter of David C. Downard v. Mary Denise Fyke case number 09D-1437, Mary Denise Fyke does hereby quitclaim unto the said David C. Downard, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right of way of Freeman Hollow Road (25 feet from the center line) said iron rod being located northerly along said right of way from the most northerly corner of property owner by Robert E. Webb of record in Deed Book 4575, Page 271, Register's Office of Davidson County, Tennessee (RODCT) as follows: with a curve concave to the west having a radius of 986.21 feet and an arc distance of 210.85 feet through a center angle of 12 degrees 14 minutes and 59 seconds to the point of tangency; North 17 degrees 04 minutes 33 seconds West 89.91 feet; thence, leaving the point of beginning with the easterly right of way of Freeman Hollow Road as

follows: North 17 degrees 04 minutes 33 seconds West 444.86 feet; to the beginning of a curve concave to the East having a radius of 1,843.59 feet and an arc distance of 715.08 feet through a central angle of 22 degrees 13 minutes and 25 seconds to an iron rod; with a fence line North 16 degrees 30 minutes 32 seconds East 45.96 feet to an iron rod; North 22 degrees 45 minutes 32 seconds East 115.50 feet to an iron rod; north 10 degrees 59 minutes 59 seconds East 159.56 feet to an iron rod; North 06 degrees 23 minutes 21 seconds West 451.36 feet to a concrete monument; thence, with the southerly boundary line of property owned by Mitzi R. Sawyer of record in Deed Book 9731, page 584 (RODCT) also being the southerly boundary line of North Land Estates, section one, of record in Book 3842, page 212 (RODCT) South 85 degrees 16 minutes 43 seconds East 385.95 feet to an iron rod; thence, with the westerly boundary line of property owned by Thurman McKee and wife, of record in Deed Book 5427, page 585 (RODCT) as follows: South 10 degrees 48 minutes 52 seconds East 554.99 feet to an iron rod; South 41 degrees 42 minutes East 83.82 feet to an iron rod; South 27 degrees 59 minutes 34 seconds East 349.03 feet to an iron rod; South 15 degrees 39 minutes 02 seconds East 303.44 feet to an iron rod; South 08 degrees 53 minutes 01 seconds East 160.35 feet to an iron rod; south 090 degrees 38 minutes 39 seconds East 166.87 feet to an iron rod; South 02 degrees 50 minutes 18 seconds East 59.73 feet to an iron rod; thence severing subject property as follows; South 72 degrees 55 minutes 27 seconds West 527.38 feet to an iron rod; South 17 degrees 04 minutes 33 seconds East 54.12 feet to an iron rod; South 72 degrees 55 minutes 27 seconds West 200.00 feet to the beginning containing 24.95 acres.

Being the same property conveyed to Leslie S. Rigney and Marty W. Crump, both unmarried, as joint tenants with the right of survivorship, by deed from John M. Shivers and Helen Shivers Knight and Enoch Allen Shivers and Charles Shivers, dated May 15, 2001 and recorded May 18, 2001 in Instrument No. 20010518-0051790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie S. Crump and husband, Mary W. Crump, by Quitclaim Deed from Leslie S. Rigney, now married and known as Leslie S. Crump and Marty W. Crump, dated November 19, 2002 and recorded in Instrument No. 20021125-0145981, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David C. Downard, from Marty W. Crump and wife, Leslie S. Crump, dated August 20, 2007 and recorded October 19, 2007 in Instrument No. 20071019-0124123, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved property known as: 3080 Freeman Hollow Road, Goodlettsville, TN 37072.

Witness my hand this the 1st day of July, 2011.

MARY DENISE FYKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Mary Denise Fyke, with whom I am personally acquainted (or proved to me on the bases of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this
the 1st day of July, 2011

JAMES L. CURTIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

James L. Curtis
Notary Public

My Commission Expires: Nov. 7, 2011