BILL GARRETT, Davidson County
Trans:T20110062420 DEEDQC
Recvd: 10/06/11 13:23 3 pgs
Fees:17.00 Taxes:0.00
20111006-0077817

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**	**00600003604**

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:

Tract No. 16 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Odo E. Rhodes, as follow:

Beginning at a point in the center of Bakers Station Road, a common corner to Tract #15, thence with the line of Tract #15, north 46 degrees east 656 feet to a point in the right of way line of the L & N R.R.; thence north 43 degrees 30 minutes west with said L & N R.R. 150 feet to a point and common corner to Tract #17; thence with Tract #17,

south 65 degrees 15 minutes west 551 feet to the center of Bakers Station Road; thence south 15 degrees east 340 feet to a point at the intersection of Buck Branch Road; thence continuing with the center of Bakers Station Road, south 52 degrees 30 minutes east 127 feet to the point of beginning and containing 4.10 acres, more or less.

Being the same property conveyed to Visuvaling Vilvarajah by deed from Halber G. Warden and wife, Tammy A. Warden of record in Instrument #20030625-0087137, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in instrument number 20030612-0081363, said Register's Office.

This conveyance is subject to that portion of the property extending into the center of Baker Station Road.

This conveyance is subject to that portion of the property extending into the center of Buck Branch Road.

This conveyance is subject to the easement for the chartered right-of-way of the L & N Railroad.

This conveyance is subject to any and all easements and minimum building setback lines of record.

Being the same property conveyed to David Downard by Warranty Deed from Visuvaling Vilvarajah dated May 11, 2009 and recorded May 15, 2009 in Instrument No., 20090515-0044653, 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: 2473 Baker 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 he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this
the 15th day of July, 2011.

James L. Curtis
Notary Public

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

My Commission Expires: Nov. 7, 2011