THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
401 Church Street, Suite 2800
Nashville, Tennessee 37219-2384

BILL GARRETT, Davidson County
Trans:T20110071227 DEEDQC
Recvd: 11/10/11 12:52 3 pgs
Fees:17.00 Taxes:0.00
20111110-0088091

QUITCLAIM DEED

FROM: Frank Lynn Jeffus

TO: Wilma Gay Jeffus

Address New Owner(s) as follows:

Wilma Gay Jeffus
8449 Biggs Road
Nashville, Tennessee 37209

Send Tax Bills To:

same

Map 66 Parcel 45

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, Wilma G. Jeffus, being one and the same person as Wilma Gay Jeffus, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled WILMA GAY JEFFUS V. FRANK LYNN JEFFUS, Civil Action No. 11D-2245, Eighth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Wilma Gay Jeffus
WILMA GAY JEFFUS

Sworn to and subscribed before me, this 8th day of November, 2011.

Susan B. Hutchens
NOTARY PUBLIC

My Commission Expires: May 5, 2015

SUSAN B. HUTCHENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Frank L. Jeffus, being one and the same person as Frank Lynn Jeffus, does transfer, quitclaim and convey unto the said Wilma G. Jeffus, her heirs, successors, and assigns, all of his right, title and interest in and to said property in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at an iron rod situated in the easterly margin of Biggs Road, said point being the southwest corner of the Michael and Allison Biggs property of record in Book 10086, page 345, Register's Office for Davidson County, thence leaving said road, South 47 degrees 08 minutes 17 seconds East a distance of 90.49 feet to an iron rod; thence South 51 degrees 33 minutes 41 seconds East a distance of 120.00 feet to an iron rod; thence South 01 degrees 08 minutes 01 seconds East a distance of 238.00 feet to an iron rod; thence South 09 degrees 47 minutes 07 seconds East a distance of 217.74 feet to an iron rod; thence South 09 degrees 13 minutes 01 seconds East a distance of 127.35 feet to an iron rod; thence, South 18 degrees 09 minutes 55 seconds East a distance of 307.81 feet to an iron rod; thence South 64 degrees 44 minutes 56 seconds West a distance of 42.93 feet to a metal fence post; thence South 39 degrees 52 minutes 38 seconds West a distance of 128.08 feet to a metal fence post; thence South 44 degrees 22 minutes 07 seconds West a distance of 90.57 feet to a metal fence post; thence South 48 degrees 39 minutes 05 seconds West a distance of 47.02 feet to an iron rod; thence North 36 degrees 42 minutes 43 seconds West a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road; thence, along said road, along a curve to the right, having a central angle of 02 deg. 48 min. 43 sec., a radius of 2256.21 feet, a tangent of 55.37 feet, a length of 110.73 feet and having a chord which bears N 48 deg. 05 min. 33 sec. E, a distance of 110.72 feet to an iron rod; thence along said road, North 49 degrees 30 minutes 02 seconds East a distance of 219.22 feet to an iron rod; thence along said Road, along a curve to the left, having a central angle of 25 degrees 36 minutes 21 seconds, a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet and having a chord which bears North 36 degrees 41 minutes 50 seconds East a distance of 103.45 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 19 degrees 54 minutes 28 seconds, a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears North 33 degrees 50 minutes 53 seconds East a distance of 55.01 feet to an iron rod; thence along said road, North 43 degrees 48 minutes 09 seconds East a distance of 171.98 feet to the point of beginning, according to survey of Dale & Associates, Nashville, Job #98003, performed by Allen R. Trumbo, Registered Land Surveyor #1127.

Being the property conveyed to Frank L. Jeffus and wife, Wilma G. Jeffus by deed of record in Instrument No. 20060915-0114625, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Larry D. Craig, Trustee by Frank L. Jeffus and his wife, Wilma G. Jeffus and reconveyed by Larry D. Craig, Trustee to Frank L. Jeffus and his wife, Wilma G. Jeffus, by deed of record in Instrument No. 20070702-0078949, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD the said property, with the appurtenances, estate, title and interest WJ thereto belonging to the said Wilma G. Jeffus, her heirs, successors, and assigns, forever.

Witness my hand this 7 day of Nov., 2011.

FRANK LYNN JEFFUS

STATE OF TENNESSEE )
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named FRANK LYNN JEFFUS, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 2011.

NOTARY PUBLIC

MARVIS D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 08·11·2013