THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110073223 DEEDQC
Recvd: 11/18/11 13:55 3 pgs
Fees:17.00 Taxes:0.00
20111118-0090547

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Lloyd Crawford	Same	01100003800
2199 Baker Road		
Goodlettsville, TN 37072		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Nancye C. Alderson (a/k/a Nancy L. Alderson), an undivided one-half interest and Lloyd Crawford, Jr., an undivided one-half interest, hereinafter referred to as the "GRANTORS" and Lloyd Crawford, Jr., hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEE, his heirs and assigns, all his right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:
TRACT 1:

LAND IN THE 10TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY H.B. FOWLKES, SURVEYOR, DECEMBER 1945, AS FOLLOWS:
BEGINNING ON THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF THE L & N RAILROAD AT ITS INTERSECTION WITH THE EASTERLY LINE OF THE H. E. HOLLAND TRACT; THENCE WITH SAID LINE SOUTH 28 DEGREES 45 MINUTES WEST 153 FEET TO THE NORTHWEST CORNER OF THE T. PORTER KEY PROPERTY; THENCE WITH SAID KEY'S NORTHERLY LINE, SOUTH 56 DEGREES 15 MINUTES EAST 241.56 FEET TO SAID KEY'S NORTHEAST CORNER; THENCE WITH HIS EASTERLY LINE, SOUTH 39 DEGREES 30 MINUTES WEST 253.44 FEET TO THE CENTER OF AN OLD RAILROAD RIGHT-OF-WAY NOW ABANDONED; THENCE WITH THE CENTER OF SAID ABANDONED RAILROAD, SOUTH 46 DEGREES 15 MINUTES EAST 450.78 FEET TO THE CENTER OF AN OLD ROAD; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 35 DEGREES 30 MINUTES WEST TO BAKER'S STATION ROAD, SAID POINT BEING THE TERMINUS OF SAID OLD ROAD, CONTINUING IN THE SAME DIRECTION, IN ALL 429 FEET TO A POINT IN MANSKERS CREEK; THENCE SOUTH 53 DEGREES EAST 495 FEET TO A POINT IN THE WESTERLY LINE OF THE H.I. MARTIN TRACT; THENCE WITH SAID LINE, NORTH 29 DEGREES EAST 790 FEET AND NORTH 71 DEGREES EAST 351.45 FEET TO A POINT IN GULLY ON THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF THE L&N RAILROAD; THENCE WITH SAID RIGHT-OF-WAY AS FOLLOWS: NORTH 63 DEGREES WEST 681 FEET, NORTH 62 DEGREES 48 MINUTES WEST 100 FEET, NORTH 61 DEGREES 48 MINUTES WEST 100 FEET, NORTH 59 DEGREES 47 MINUTES WEST 100 FEET, NORTH 57 DEGREES 43 MINUTES WEST 100 FEET, NORTH 55 DEGREES 38 MINUTES WEST 100 FEET AND NORTH 54 DEGREES 19 MINUTES WEST 92 FEET TO THE BEGINNING, CONTAINING 15 ACRES, MORE OR LESS.
BEING THE SAME PROPERTY CONVEYED TO LLOYD C. CRAWFORD AND WIFE, SALLYE GREER CRAWFORD BY DEED FROM CHARLES EDWARD MOORE, SR. AND WIFE, ELIZABETH COLE MOORE, BY

BEING THE SAME PROPERTY CONVEYED TO LLOYD C. CRAWFORD AND WIFE, SALLYE GREER CRAWFORD BY DEED FROM CHARLES EDWARD MOORE, SR. AND WIFE, ELIZABETH COLE MOORE, BY DEED OF RECORD IN BOOK 2246, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID LLOYD C. CRAWFORD HAVING SINCE DIED, THE PROPERTY VESTS SOLELY IN SALLYE GREER CRAWFORD.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM IS A TRACT OF LAND OF ABOUT 1.6 ACRES, MORE OR LESS CONVEYED TO SAMUEL T. KEY AND WIFE, DOROTHY HALLAND KEY, BY DEED FROM CLAUDE H. STITT AND WIFE, MINNIE STITT OF RECORD IN BOOK 1784, PAGE 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN THE 10TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY HARVEY GEE, AUGUST 13, 1949, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF AN OLD L&N RAILROAD RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO T.P. KEY, THENCE WITH KEY'S SOUTHEASTERN BOUNDARY LINE, NORTH 39 DEGREES 30 MINUTES EAST 253.44 FEET TO AN IRON PIN; THENCE SOUTH 46 DEGREES 06 MINUTES EAST 305.4 FEET TO AN IRON PIN; THENCE SOUTH 39 DEGREES 30 MINUTES WEST 253.44 FEET TO A POINT IN THE CENTER OF SAID OLD RIGHT-OF-WAY; THENCE WITH THE CENTER OF SAID OLD RIGHT-OF-WAY LINE, NORTH 46 DEGREES 06 MINUTES WEST 39.4 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN HENRY COURTWRIGHT AND WIFE BY DEED FROM CLAUDE H. STITT AND WIFE, OF RECORD IN BOOK 1439, PAGE 319, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHWESTERN BOUNDARY LINE OF SAID COURTWRIGHT PROPERTY NORTH 39 DEGREES 30 MINUTES EAST 150 FEET TO COURTWRIGHT'S SOUTHEAST CORNER; THENCE WITH COURTWRIGHT'S NORTHEASTERN BOUNDARY LINE, NORTH 46 DEGREES 06 MINUTES WEST 50 FEET TO COURTWRIGHT'S NORTHWEST CORNER; THENCE WITH COURTWRIGHT'S NORTHWESTERNY BOUNDARY LINE, SOUTH 39 DEGREES 30 MINUTES WEST 150 FEET TO A POINT IN THE CENTER OF SAID OLD RIGHT-OF-WAY LINE; THENCE WITH THE CENTER OF SAID RIGHT-OF-WAY LINE, NORTH 46 DEGREES 06 MINUTES WEST 216 FEET TO THE BEGINNING, CONTAINING 1.6 ACRES, MORE OR LESS.

LIKEWISE, A LOT OR TRACT OF LAND 50 FEET BY 150 FEET WITH A HOUSE THEREON CONVEYED TO JOHN HENRY COURTWRIGHT AND WIFE, LORRAINE MCCORD COURTWRIGHT FROM CLAUDIE H. STITT AND WIFE, MINNIE STITT OF RECORD IN BOOK 1539, PAGE 319, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, AND DESCRIBED AS FOLLOWS:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT ONT HE SOUTHERN BOUNDARY LINE OF PROPERTY BELONGING TO CLAUDE H. STITT AND WIFE, TWO HUNDRED SIXTEEN (216) FEET EAST OF THE SOUTHEAST CORNER OF T.P. KEY'S PROPERTY; THENCE NORTHWARD ONE HUNDRED FIFTY (150) FEET TO AN IRON STAKE IN A LINE THAT IS PARALLEL TO THE EASTERLY BOUNDARY OF T.P. KEY'S PROPERTY; THENCE EASTWARDLY FIFTY (50) FEET TO AN IRON STAKE IN A LINE THAT IS PARALLEL TO EASTERLY BOUNDARY OF T.P. KEY'S PROPERTY; THENCE EASTWARDLY FIFTY (50) FEET TO AN IRON STAKE IN A LINE THAT IS PARALLEL TO THE SOUTHERN BOUNDARY OF THE AFORESAID STITT'S PROPERTY; THENCE SOUTHERLY ONE HUNDRED FIFTY (150) FEET TO AN IRON STAKE IN A LINE THAT IS PARALLEL TO EASTERLY LINE OF T.P. KEY'S PROPERTY; THENCE WESTWARDLY FIFTY (50) FEET ALONG THE SOUTHERN BOUNDARY OF THE AFORESAID STITT'S PROPERTY, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED AN UNDIVIDED ONE-HALF INTEREST TO LLOYD C. CRAWFORD, JR. BY QUITCLAIM DEED FROM NANCYE C. ALDERSON (A/K/A NANCY L. ALDERSON) DATED 2/1/91 AND RECORDED ON 2/4/91 IN BOOK 8286, PAGE 665, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is improved property known as: 2199 Baker Road Goodlettsville, TN 37072

In Witness Whereof, the undersigned has hereunto set their hands on this the 1st day of November 2011.

Nancye C Alderson
AKA Nancy L Alderson
NANCYE C. ALDERSON (AKA NANCY L ALDERSON)

Lloyd C Crawford Jr.
LLOYD CRAWFORD, JR.

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancye C. Alderson (Nancy L. Alderson) and Lloyd Crawford, Jr. with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 1st day of November, 2011.

My commission expires: 12/23/14

Jennifer McEwen
NOTARY PUBLIC

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN)
COUNTY OF Davidson)

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

Jonathan L Alderson
AFFIANT

Subscribed and sworn to before me this 1ST day of November, 2011.

My commission expires: 12/23/14

Jennifer McEwen
NOTARY PUBLIC

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY