BILL GARRETT, Davidson County
Trans:T20110078719 DEEDQC
Recvd: 12/13/11 09:17 4 pgs
Fees:22.00 Taxes:0.00
20111213-0096924

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
OAK TREE PARTNERS, LLC

PO BOX 1987
GALLATIN TN 37066

MAP AND PARCEL 04415001300

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **KENNETH CLAY HAYNES, EXECUTOR OF THE ESTATE OF CHARLES M. HAYNES**, do hereby release, remise, and forever quitclaim unto **OAK TREE PARTNERS, LLC** the following described tract or parcel of land:

LAND in the 4th Civil District, Davidson County. Tennessee, being part of Lot No. 5 on the Map of the subdivision of the Land of the Heirs of Robert Hadley, Deceased, as of record in Plan Book 2, Page 101, Chancery Court at Nashville, and

BEING located on the east side of Bryan Street, the south side of Donelson Avenue, and the west side of Elliston Street, and being the property found in Deed Book 8621, Page 162, Register's Office, Davidson County, Tennessee. See Tax Nap 44-15, Parcel 13, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Elliston Street, same being the southeast corner, of this tract and the northeast of D. Payne; thence leaving road with line of Payne and Jean Blanchette North 89 degrees 13 minutes 00 seconds West 302.18 feet to an iron rod in the east margin of Bryan Street; thence with said margin North 0 degrees 48 minutes 54 seconds East 425.81 feet to a concrete monument; thence along a curve proceeding clockwise, having a deflection angle of 87 degrees 09 minutes 45 seconds, a radius of 10.00 feet, a tangent length of 9.52 feet, and a chord of North 45 degrees 07 minutes 01 second East 13.79 feet; thence along said curve an arc length of 15.21 feet to an iron rod in the south margin of Donelson Avenue; thence with said margin South 89 deg. 13 min. 00 sec. East 158.80 feet to an iron rod in said margin; thence leaving road with line of United States Post Office property South 0 degrees 45 minutes 55 seconds West 229.50 feet-to an iron rod; thence with south edge of 25- foot wide alley South 89 deg. 08 min. 30 sec. East 133.50 feet to an iron rod in the west margin of Elliston Street; thence with said margin South 0 deg. 48 min. 00 sec. West 206.00 feet to the point of beginning, by survey by Carroll Dean Carman, Registered land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated January 8, 1993.

Being the same property conveyed to Jimmy M. Agee and Charles M. Haynes, Trustees by deed from Union Planters National Bank of record in Book 8848, page 549, Register's Office of Sumner County, Tennessee.

THE said Charles M. Haynes died testate June 15, 2010 and by Will of record in Will Book 2010, page 631, he appointed Kenneth Clay Haynes as his Executor and granted him the power to convey property.

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY GRANTOR HEREIN. NO EXAMINATION OF THE PUBLIC

RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

WITNESS this the 28TH day of July, 2011.

EXECUTOR

KENNETH CLAY HAYNES, EXECUTOR OF THE ESTATE OF CHARLES M. HAYNES

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KENNETH CLAY HAYNES, EXECUTOR OF THE ESTATE OF CHARLES M. HAYNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 28th day of July, 2011.

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

Danita Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES:

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **Quitclaim Deed Only** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

SUBSCRIBED and sworn to before me, this the 28th day of July, 2011.

Danita Lane
Notary Public

CONSENT AND WAIVER

AND WE, MICHELLE W. HAYNES, SARAH E. HAYNES, KENNETH CLAY HAYNES, and MICHELLE W. HAYNES, TRUSTEE FOR JOSEPH C. HAYNES TRUST under Will of Charles M. Haynes, do hereby convey and waive any interest we may have by virtue of the devises in the Last Will and Testament of CHARLES M. HAYNES dated December, 15, 2009 and of record in Will Book 2010, page 631, Clerk & Master's Office for Sumner County, Tennessee.

WITNESS this the 28 day of July, 2011.

Michelle W Haynes

MICHELLE W. HAYNES

Sarah E. Haynes

SARAH E. HAYNES

KENNETH CLAY HAYNES

Michelle W Haynes Trustee

MICHELLE W. HAYNES, TRUSTEE FOR JOSEPH C. HAYNES TRUST UNDER WILL OF CHARLES M. HAYNES WILL BOOK 2010, PAGE 631, CLERK & MASTER FOR SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHELLE W. HAYNES, KENNETH CLAY HAYNES AND SARAH E. HAYNES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 28th day of July, 2011.

Danita Lane

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHELLE W. HAYNES**, TRUSTEE FOR JOSEPH C. HAYNES TRUST under Will of Charles M. Haynes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 28th day of July, 2011.

Danita Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES:

