BILL GARRETT, Davidson County
Trans:T20110079565 DEEDQC
Recvd: 12/15/11 15:21 2 pgs
Fees:12.00 Taxes:0.00
20111215-0097921

This instrument prepared by:
Sam M. Balthrop
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Mattie Morris Hudgens

TO:

Kenneth D. Hudgens,
Clarence Randall Hudgens, and
Marilyn D. Harris
5300 Ashland City Hwy.
Nashville, TN 37218

MAP: 0.67

PARCEL: 008.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my children, I, Mattie Morris Hudgens, a widow and unmarried, Grantor herein; do hereby quitclaim and convey unto Kenneth D. Hudgens, Clarence Randall Hudgens, and Marilyn D. Harris, as equal tenants in common, Grantees herein, their heirs and assigns, all my rights, title and interest in and to a 20% undivided interest, in the following described property:

LAND in the 2nd Civil District of Davidson Co., Tennessee being Parcel 008.00 on Map no. 067 of the Property Assessor's Office of Davidson Co., Tennessee the land conveyed to Clarence L. Hudgens and wife Mattie Morris Hudgens as recorded in Deed Book 2044, Page 385 of the Registers Office of Davidson Co., Tennessee and more particularly described as follows. All parcels and records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Starting at an Iron Rod (new), about 2 ft. northwest of a utility pole and 52.3 ft. from and perpendicular to the centerline, in the north margin of Tenn. Hwy. 12 (Ashland City Hwy.), this point being 5168 ft. ± west along the centerline from the centerline intersections of said Hwy. And Old Hickory Blvd., being the southwest corner of Parcel 117.00 of said map belonging to David L. & Cathy L. & Cathy A. McDonald as recorded in Deed Book 5933 - Page 306 and the southeast corner of tract herein described and proceeding; 1) With the north margin of Hwy. 12 S66°02'08"W 200.0 ft. to an Iron Rod (new), about 2 ft. northwest of a utility pole, being the southeast corner of Parcel 007.00 of said map belonging to John C. Nall and wife Patricia L. Nall as recorded in Deed Book 4994 - Page 962, thence; 2) With the east line of Nall N23°53'00"W passing the end of a chain link fence at 15.5 ft. and passing the corner of another fence about 3 ft. east of line and passing another corner of fence stopping at said chain link fence at 160 ft. and continuing in all 184.36 ft. to an Iron Rod (old) on the south east side of a fence corner, being the common corner of: parcel herein described; said Nall; parcel 009.00 of said map belonging to Charles D. McDonald and wife Mildred L. McDonald as recorded in Deed Book 3762 page 498; parcel 142.00 of said map belonging to David L. McDonald and wife Cathy A. McDonald, as recorded in Deed Book 10438, page 934, thence; 3) With the south line of David & Cathy McDonald, a fence running irregular with this line, N66°39'26"E 201.99 ft. to an Iron Rod (old) on the southwest side of a fence corner, being the common corner of: parcel herein described; said David & Cathy

McDonald; parcel 132.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 8679 - Page 857; parcel 117.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 5933 - Page 306, thence; 4) With the west line of said McDonald, a fence running irregular to this line, S23°15'42"E, passing a corner to said fence at about 104 ft. and 3.6 ft. west of fence, continuing in all 182.18 ft. to the Point of Beginning containing 0.846 Acres, more or less, according to a September 15th, 2006 survey by Marvin T. Wright R.L.S. #2094 of Tennessee, 1329 Hwy. 12 N., Ashland City, Tennessee 37015.

AND BEING an interest in the same land conveyed to grantor by deed recorded as Instrument No. 20070410-0042699 in the Register's Office of Davidson County, Tennessee.

This property is conveyed subject to any restrictions or encumbrances as may affect the premises, including restrictions of record in Book 1809 page 456 in the said Register's office and to easement for flow of any creek across the hereinabove described property.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 13th day of December, 2011.

Mattie L Hudgens
MATTIE MORRIS HUDGENS

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MATTIE MORRIS HUDGENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 13th day of December, 2011.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-26-2012

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Kenneth D. Hudgens
GRANTEE

SWORN to and subscribed before me
this the 13th day of December 2011.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-26-2012