BILL GARRETT, Davidson County
Trans:T20110080425 DEEDQC
Recvd: 12/20/11 10:42 3 pgs
Fees:17.00 Taxes:0.00
20111220-0099198

This instrument was prepared by Anthony Burns, Attorney
2525 Lebanon Road, Building A, Nashville, TN., 37214
(615) 469-6857

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bills To: | MAP-PARCEL NUMBER |
|---|---|---|
| Sherry Kingsbury<br>1632 Neelys Bend Road<br>Madison, Tennessee 37115 | New Owner | 06200006700 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, JACKIE LEE MCCRARY and RONNIE EUGENE MCCRARY, by these presents do hereby quitclaim and convey unto SHERRY KINGSBURY, her successors and assigns, all of Grantors' interest in the following described tract or parcel of land, to-wit:

LAND in the 11th, formerly the 19th Civil District of said County, being Lot No. 1 on the Plan of the L.C. Huffine 65 acres tract, not of record, described according to a survey made by Lewis D. Justice, Surveyor, November 18, 1948, as follows:

BEGINNING at the southwest corner of a 12 foot easement for a roadway leading from the Neely's Bend Road, 1276.1 feet westerly from the intersection of the southerly margin of said easement and the center line of Neely's Bend Road; thence with the northern boundary line of a tract of land owned by Anderson, south 82° 42' west 653 feet to the southwest corner of a tract of land owned by John Rye; thence with Rye's eastern boundary line, north 10° 23' west 628.3 feet to a stake; thence with Rye's line, south 80° 35' west 113.6 feet to a stake, continuing with Rye's line, north 10° 23' west 102.5 feet to a point; thence north 83° 43' east 194.6 feet to a point; thence north 70° 53' east 75.3 feet to a point; thence south 89° 28' east 351.9 feet to a point; thence north 56° 53 east 134 feet to a point in the western boundary line of Lot No. 6 on said plan; thence with the western boundary line of Lots Nos. 2, 3, 4, 5 and 6, south 12° 30' east 751 feet to the beginning, containing 10.80 acres, more or less.

INCLUDED in the above described property but EXPRESSLY EXCLUDED from this conveyance are the following described tracts of land:

TRACT NO. 1

LAND lying in the Old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey by C.J. Carney, Surveyor, dated July 20, 1961, as follows:

BEGINNING at a point in the middle of a 14 foot dirt line constructed for ingress and egress upon the 10.8 acre tract of land belonging to E.E. McCrary and wife; thence South 10° 23' east 132 feet to a point on the southern boundary of the E.E. McCrary tract; thence along said southern boundary South 82° 42' West 275 feet to a point; thence North 10° 23' West 132 feet to a point; thence North 82° 42' East 275 feet to the point of beginning, and containing 0.83 acre, more or less.

BEING the same property conveyed to Joe W. McCrary et ux, Evelyn McCrary by deed from Eddie Eugene McCrary et ux, Fannie Esther McCrary of record in Book 4597, page 210, Register's Office for Davidson County, Tennessee.

TRACT NO. 2

LAND lying in the old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey by John D. McCormick, Surveyor, dated September 14, 1977, as follows:

BEGINNING at an iron pin at the southwest corner of Joe McCrary's property, as recorded in Book 4597, page 210, Register's Office for Davidson County, Tennessee; thence South 82° 42' West 228.5 feet to a corner post; thence North 10° 23' West 583.4 feet to an iron pin; thence North 82° 42' East 349.3 feet to an iron pin; thence South 10° 23' East 282.8 feet to an iron pin; thence North 79° 56' East 88.5 feet to an iron pin; thence South 85° 37' East 212.8 feet to an iron pin; thence South 12° 30' East 262 feet to an iron pin; thence North 82° 42' East 149.8 feet to an iron pin; thence North 10° 30' East 132 feet to an iron pin; thence South 82° 42' West 275 feet to an iron pin; thence South 10° 30' South 132 feet to an iron pin; the point of beginning, containing 5.82 acres.

BEING the same property conveyed to Lloyd E. McCrary et ux, Sara F. McCrary, by deed from Eddie Eugene McCrary, of record in Book 5199, page 773, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lloyd E. McCrary et ux, Sara F. McCrary by deed from Steve McCrary et al., of record in Book 7558 Page 286, Register's Office for Davidson County, Tennessee.

TRACT NO. 3

BEING part of the easterly part of Lot No. 1 on the Plan of the L. C. Huffines' property in the 11th Civil District as shown according to a survey made by Lewis D. Justice, Surveyor, November 18, 1948, and described according to a survey made by Harvey Gee, dated April 15, 1957, as follows:

BEGINNING at an iron pin in the easterly line of Lot No. 1 and at the southwest corner of Lot No. 3 in said Subdivision; thence partly across Lot No. 1, north 70° 26' west 97.4 feet to an iron pin at the turn of a 12-foot easement into a 15-foot easement; thence along the easterly margin of the 15-foot roadway easement north 6° 39' West 180.6 feet to an iron pin; thence crossing the terminus of the 15-foot roadway easement south 83° 01' West 25 feet to an iron pin; thence north 11° 14' west 223.6 feet to an iron pin; thence north 56° 53' East 89.9 feet to an iron pin in the west line of Lot 6; thence along the line between Lots Nos. 1, 3, 4, 5 and 6, south 12° 30' east 489 feet to the beginning, containing .83 acres, more or less.

TOGETHER with a 15-foot roadway easement across the remaining portion of the grantors' property which is 15 feet wide running along a line shown herein as north 6° 39' west 180.6 feet, also together with a 12-foot connecting easement for roadway purposes across other property which runs along the southerly line of the within described tract of land north 70° 26' west 97.4 feet, which 12-foot easement connects with the 12-foot easement as dedicated in Book 1787, page 590, Register's Office for said County and all of which rights and easement grantors herein convey to grantee.

BEING the same property conveyed to Eddie A. Edwards and wife, Gelema C. Edwards, by deed from Joco Popovich and wife, as of record in Book 4302, page 942, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jackie L. McCrary and wife, Donna M. McCrary, by deed from Eddie A. Edwards and wife, Gelema C. Edwards, as of record in Book 4770, page 903, said Register's Office

SAID property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises, including zoning ordinances, property taxes, and the equitable and statutory rights of redemption.

THIS is improved real property known as: 1632 Neelys Bend Rd, Madison, TN 37115.

THE said Ronnie E. McCrary and Ronnie Eugene McCrary, is one and the same person. The said Jackie L. McCrary and Jackie Lee McCrary, is one and the same person.

**THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTOR HEREIN WITHOUT ANY VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.**

IN WITNESS WHEREOF, I have hereunto set my hand on this 19 day of December, 2011.

Jackie L. McCrary

Ronnie E. McCrary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, Jackie L. McCrary and Ronnie E. McCrary, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Davidson County, TN., on this 19th day of December, 2011.

My Commission Expires: July 6, 2015

Notary Public

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transaction is $-0- (in family transfer)

Jackie L. McCrary, AFFIANT

Ronnie E. McCrary, AFFIANT

SWORN TO and subscribed before me on this the 19th day of December, 2011.

My Commission expires: July 6, 2015

Notary Public

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY