BILL GARRETT, Davidson County
Trans:T20110080425 DEEDQC
Recvd: 12/20/11 10:43 3 pgs
Fees:17.00 Taxes:0.00
20111220-0099199

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
Jackie Lee and Ronnie Eugene McCrary 1630 Neelys Bend Road Madison, Tennessee 37115	New Owner	06200012600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and no other monetary consideration, JACKIE L. MCCRARY, Administrator for the Estate of Sara F. McCrary, deceased, recorded as 11P896 in the Probate Court Clerk's Office for Davidson County, Tennessee, by these presents does hereby quitclaim and convey, as tenants-in-common, equally unto JACKIE LEE MCCRARY and RONNIE EUGENE MCCRARY, their successors and assigns, all of Grantor's interest in the following described tract or parcel of land, to-wit:

LAND lying in the old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey by John D. McCormick, Surveyor, dated 14 September 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 and wife, Sara F. McCrary, by deed from Eddie Eugene McCrary, of record in Book 5199, page 773, Register's Office for Davidson County, Tennessee; and being part of the 10.8 acre tract conveyed to Eddie Eugene McCrary and wife, Fannie Esther McCrary, by deed from L. C. Huffine and wife, of record in Book 1680, page 582, Register's Office for Davidson County, Tennessee.

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

LAND lying in the old Eleventh Civil District of Davidson County, Tennessee, and described according to a survey made by Gary R. Cummings, Surveyor, dated June 22, 1979, 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 deg. 42 min. West 228.5 feet to a corner post; thence North 10 deg. 23 min. West 382.0 feet to an iron pin; thence North 82 deg. 42 min. east 228.5 feet to an iron pin; thence South 10 deg. 23 min. East 382.0 feet to an iron pin, being the point of beginning. Containing 2.0 acres, more or less.

BEING the same property conveyed to Larry McCrary and wife, Charlotte Marie McCrary by deed from Lloyd E. McCrary and wife, Sara F. McCrary of record in Book 5514, page 595, Register's Office for Davidson County, Tennessee and the Deed of Correction of the same, of record in Book 5548, page 178; and being a part of the 5.82 acres tract conveyed to Lloyd E. McCrary and wife, Sara F. McCrary, from Eddie Eugene McCrary, a widower, as of record in Book 5199, page 773, Register's Office for Davidson County, Tennessee.

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: 1642 Neelys Bend Road, Madison, TN 37115.

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 12 day of December, 2011.

Jackie L. McCrary, Administrator
for the Estate of Sara F. 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, 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, Tennessee on this 12th day of December, 2011.

ANTHONY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 6, 2015

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jackie L. McCrary, AFFIANT

SWORN TO and subscribed before me on
This the 12th day of December, 2011.

Notary Public

My Commission expires:
July 6, 2015

