BILL GARRETT, Davidson County
Trans:T20110081863 DEEDQC
Recvd: 12/27/11 15:19 3 pgs
Fees:17.00 Taxes:0.00
20111227-0101107

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

Kenneth D. Hudgens,
Clarence Randall Hudgens, and
Marilyn D. Harris

TO: Mattie Morris Hudgens
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 we have for our mother, we, Kenneth D. Hudgens, Clarence Randall Hudgens, and Marilyn D. Harris, Grantors herein; do hereby quitclaim and convey unto Mattie Morris Hudgens, a widow and unmarried, Grantee, herein, for and during her natural life, all our rights, titles, and interests in and to the following described property:

CRH
KDH
MMH
MDH

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 grantors by deeds recorded as Instrument Nos. 20080807-0081650, 20090112-0002614, and 20111215-0097921 in the Register's Office of Davidson County, Tennessee.

The hereinabove described property is not the residence of any of the grantors or their spouses.

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 20th day of December, 2011.

Kenneth D Hudgens
KENNETH D. HUDGENS

Clar Randall Hudg
CLARENCE RANDALL HUDGENS

Marilyn D. Harris
MARILYN D. HARRIS

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, KENNETH D. 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 he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 20th day of December, 2011.

Martha Brooke Perry
NOTARY PUBLIC

My Commission Expires: 7/15/13

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM CO., TENN.

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CLARENCE RANDALL 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 he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 20th day of December, 2011.

NOTARY PUBLIC

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 7/15/13

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARILYN D. HARRIS, 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 21 day of December, 2011.

NOTARY PUBLIC

PAMELA B. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: July 06, 2015

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

GRANTEE

SWORN to and subscribed before me

this the 20th day of December, 2011.

NOTARY PUBLIC

My commission expires: 7/15/13

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.