Prepared from information submitted by the parties by
Daniel L. Wischhof, Attorney, 236 Public Square, Ste. 103, Franklin, Tennessee 37064

ADDRESS NEW OWNER:
Jerry L. Ryan
2974 Greer Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 11
Parcel 159.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for and in consideration of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I **JERRY L. RYAN,** by these presents quitclaim and convey unto **DEBRA LYNN MITCHELL** all of my right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, reserving to myself a life estate therein:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Tennessee License Surveyor No. 924, 326 West Drive, White House, TN 37188, Job No. 90-013, dated February 20, 1990, as follows:

BEGINNING at an existing concrete monument in the easterly margin of Greer Road, being the southeast corner of a tract of land owned by Henry G. Tate by deed of record in Book 4728, Page 993, Register's Office for Davidson County, Tennessee, and the northwest corner of a tract of land conveyed to Kevin W. Tomlin and wife Terri W. Tomlin, by deed of record in Book 8150, page 685, Register's Office for Davidson County, Tennessee; thence North 39 deg. 15' 04" East 380.53 feet to an existing iron pin; thence North 37 deg. 52' 27" West 130.26 feet to a point; thence North 39 deg. 18' 15" West 193.46 feet to an existing iron pin, THE POINT OF BEGINNING; thence South 85 deg. 33' 33" East 1034.02 feet to an iron pin; thence North 06 deg. 48' 39" East 239.81 feet to an iron pin set; thence South 89 deg. 51' 23" West 1053.17 feet to an iron pin set at a corner post; thence South 63 deg. 39' 39"

BILL GARRETT, Davidson County
Trans:T20120009156 DEEDQC
Recvd: 02/07/12 08:51 3 pgs
Fees:17.00 Taxes:0.00
20120207-0010787

West 125.01 feet to an iron pin set at fence corner; thence South 08 deg. 40' 44" East 103.56 feet to an existing bolt at base of beech tree; thence South 89 deg. 03' 00" East 92.10 feet to the POINT OF BEGINNING, containing 5.03 acres, more or less.

BEING the same property conveyed to Jerry L. Ryan and wife Gladys Virginia Ryan by Warranty Deed from Thomas L. Cunningham and wife Patricia Ann Cunningham, of record in Book 8396, Page 528, said Register's Office. The said Gladys Virginia Ryan has since died.

This is improved property located at and known as 2974 Greer Road, Goodlettsville, Tennessee 37072.

This conveyance evidenced hereby is a quitclaim of a future interest only; no representation or warranty is made that the property is unencumbered at the time of conveyance, and the interest conveyed hereby is expressly conveyed subject to all existing encumbrances, easements and restrictions, covenants and responsibilities affecting the premises, including but not limited to:

1. Restrictions and an easement for ingress, regress and egress running over parcels including the one conveyed, with a responsibility running with said lands for the maintenance and repair thereof, all as set out in Grantor's Deed of origin, to which reference is here made for a more complete and accurate description thereof.

2. "Easement for Ingress, Egress and Regress; and Utilities and Agreement for Maintenance of Easement" [sic] of record at Book 8429, Page 468, and Book 8433, Page 379, said Register's Office.

Grantee executes this instrument in acknowledgement of the responsibilities running with the land.

Witness the signatures of the parties this date: _____

Debra Lynn Mitchell, Grantee

Jerry L. Ryan, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, the within named **Jerry L. Ryan** and **Debra Lynn Mitchell**, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: ~~June~~ February 3, 2012

Notary Public

My commission expires: _____

ELIZABETH A. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07/20/2015

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Sworn to and subscribed before me this date: February 3, 2012

Notary Public

My commission expires: _____

ELIZABETH A. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07/20/2015