BILL GARRETT, Davidson County
Trans:T20120011227 DEEDQC
Recvd: 02/15/12 08:45 2 pgs
Fees:12.00 Taxes:0.00
20120215-0013092

THIS INSTRUMENT PREPARED BY:
Yale Riley
Fidelity National Title Group
6840 Carothers Parkway, Suite 200
Franklin, TN 37067

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Frank Crowell, Jr.	SAME	Map 105-14-0-264.00
P.O. Box 41250		&
Nashville, TN 37204-1250		Map 105-14-0-265.00

FOR AND IN CONSIDERATION of the sum of One ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Margot John, unmarried** by these presents does hereby quitclaim and convey unto **James Frank Crowell, Jr.**, his heirs, successors and assigns, all right, title and interest in and to the following described tract of land:

Being a tract of land lying in Berry Hill, Davidson County, Tennessee also being part of Lot 92, all of Lots 93 and 94 and part of a closed alley on the Plan of George I. Waddy's Subdivision of Westwood of record in Plat Book 332, page 99 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pipe on the easterly right-of-way line of White Avenue, 60 feet in width, at a corner common with the property conveyed to Sheri L. Tingle and Brenton S. Bennett of record in Instrument Number 20030408-0046168 at the Register's office for Davidson County, Tennessee;

Thence with the easterly right-of-way line of White Avenue North 18 deg 15 min 00 sec West, 168.41 feet to an iron rod set at the beginning of a radius return to Craighead Street;

Thence with a curve to the right having a radius of 25.00 feet, a curve length of 46.49 feet and a chord bearing and distance of North 35 deg 01 min 35 sec East, 40.08 feet to an iron rod set on the southerly right-of-way line of Craighead Street, 80 feet in width;

Thence with the southerly right-of-way line of Craighead Street with a curve to the right having a radius of 1392.69 feet, a curve length of 144.03 feet and a chord bearing and distance of South 88 deg 44 min 04 sec East, 143.97 feet to an iron rod set in the approximate centerline of an unimproved and unnamed Alley, 15 feet in width;

Thence with the approximate centerline of the unnamed Alley, South 18 deg 49 min 40 sec East, 143.78 feet to an existing iron rod at a corner common with said Tingle and Bennett;

Thence leaving the approximate centerline of the unnamed Alley with the northerly property line of Tingle and Bennett, South 71 deg 34 min 48 sec West, 169.27 feet to the point of beginning; containing 29,158 square feet or 0.669 acres more or less. This description prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Inc., Nashville, TN, in conjunction with a survey dated December 5, 2011, last revised January 10, 2012, job #11242ALTA BB.

Being the same property conveyed to Margot John by deed from Lisa Gaston Luplow of record in Instrument Number 20041029-0130063 at the Register's Office for Davidson County, Tennessee, together with the property constituting approximately one-half of the unnamed alley adjoining to the east of said property.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 13 day of February, 2012.

(Affix Seal) Notary Public

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 6/16/13

Witness my hand this 11TH day of February, 2012.

Margot John

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JUDY S. SCHNURBUSCH, a Notary Public in and for said County and State, **Margot John**, 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 11TH day of February, 2012.

Notary Public

My Commission Expires: 03/24/2012

JUDY S. SCHNURBUSCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY