MAP AND PARCEL:

0088 00 0 036.00

Send Tax Bill To: New Owner

Shirley Thomas
3970 Baxter Road
Joelton, TN 37080

BILL GARRETT, Davidson County
Trans:T20120013842 DEEDQC
Recvd: 02/27/12 08:06 2 pgs
Fees:13.00 Taxes:185.00
20120227-0016442

FROM: Mark Denny TO: Shirley Thomas

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this 21 day of February 2012 by and between Mark Denny, party of the first part, and Shirley Thomas, party of the second part.

WITNESSETH

That for and in consideration of the sum of one and no/100ths ($1.00) dollars cash in hand paid and for the express purpose of making a re-conveyance to create a sole tenancy in Shirley Thomas.

I, Mark Denny by these presents do hereby quitclaim and convey unto Shirley Thomas, her successors and assigns, the following described tract or parcel of land, to wit:

Tract 1
5.01 Acres

Being a tract of land in the 1ST Councilman District of Davidson County Tennessee, And a portion of that property conveyed to John Logan in DB 20021105, PG 135745 RODCT. More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO.1465 dated 01/20/09 and revised 09/15/09 as follows:

Beginning at a existing iron pin in the northerly margin of Baxter Road, said pin being The most southeast corner of herein described tract; Thence with said margin N 62 24'52"W, 176.19'; Thence with said margin and a curve to the right (I= 03 44'05", R= 1479.06' & CB= N 60 32'58"W, 96.39') L= 96.41' to a set iron pin; Thence Now leaving said margin N 18 23'31"E, 279.68' to a set iron pin in a farm road; Thence N 00 47'14"E, 360.35' to a set iron pin; Thence N 08 40'30"E, 366.47' to a set iron pin; Thence S 86 43'30"E, 188.47' to a set iron pin; Thence S 04 59'15"W, 1110.40' to the point of beginning containing 5.01 acres.

The above described tract is subject to a 30' ingress, egress easement in favor of tract 2 On same survey by Tommy E. Walker R.L.S., More accurately described as follows:

Beginning at a set iron pin in the center of a farm road said pin being located N 18 23'31''E, 279.68' from the southwest corner of the above described tract; Thence N 00 47'14"E, 44.78'; Thence N 39 45'33"E, 16.68'; Thence N 15 56'53"E, 56.90'; Thence N 20 32'20"E, 443.98'; Thence N 15 52'31"E, 65.71'; Thence N 03 46'19"E, 123.08' to a

Point in the line of tract 2; Thence S 86 43'30"E, 30.00';,Thence now leaving tract 2 S 03 46'19"W, 126.52'; Thence S 15 52'31"W, 70.12'; Thence S 20 32'20"W, 444.00'; Thence S 15 56'53"W, 62.03'; Thence S 39 45'33"W, 62.51'; Thence N 18 23'31"E, 5.04' to the point of beginning.

BEING part of the same property conveyed to the Alvin R. Hawkins family Partnership L.P. by Warranty Deed from Bobby D. Davis, Substitute Trustee of record in by Instrument No 20011008-0109307, Register's Office for Davidson County, TN.

Being part of the same property conveyed to John Logan and wife, Shellie A. Thomas, by deed from Alvin R. Hawkins Family Partnership, L.P., of record as Instrument No. 20021105-0135745,* said Register's Office. *corrected in Instrument No. 20091120-0107065 said Registers's Office.

Source of Title 20091120-0107066

IN TESTIMONY WHEREOF, the parties have hereunto set their hands, the day and date first above-written.

Mark Denny

Shirley Thomas

BRANDIE REED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee }
County of Davidson }

The Actual Consideration or Value, whichever is greater for this transfer is $50,000

Shirley Thomas

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named parties, with whom I am personally acquainted, and who acknowledged that he and she executed the foregoing **QUITCLAIM DEED** for the purposes therein contained.

WITNESS my hand and official seal this 21st day of February 2012.

My commission expires: May 05, 2015

Brandi Reed

Prepared by:
John P Logan
3932 Booth Rd
Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50,000 John P Logan, Affiant
Subscribed and sworn before me this the 27th Day of Feb, 2012.
Fran Anderson, Deputy Register