RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT IS PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115
With information furnished by the parties hereto
And without the benefit of a title search or examination

NAME AND ADDRESS OF NEW OWNER:
Douglas (Wayne) Haley and wife,
Vivan Annette Haley
1930 Neely's Bend Road
Madison, TN 37115

SEND TAX BILLS TO:

Same as New Owners

BILL GARRETT, Davidson County
Trans:T20120014354 DEEDQC
Recvd: 02/28/12 10:27 3 pgs
Fees:17.00 Taxes:0.00
20120228-0017086

TAX ID NO.
Map 74, Part of Parcel No. 001.00

(The below described parcel should be combined with Tax Map & Parcel No. 074000003.00)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Henry Eugene Menees as Personal Representative of the Estate of Era Estelle Menees, deceased, does hereby quitclaim convey unto **DOUGLAS (WAYNE) HALEY AND WIFE, VIVIAN ANNETTE HALEY**, their successors and assigns, all the right, title and interest of Era Estelle Menees, deceased, in and to the following described tract of land:

Property located on the west side of Neely's Bend Road in the city of Madison, 9th Councilmanic District of Davidson County, Tennessee and being shown as Tract 2 on a survey by J. Bruce Rainey, Surveyor # 823, dated January 19, 2012 and known as Job. No. 11-0147, as follows:

BEGINNING at an iron pin set at the Northeast corner of the herein described tract and the Northwest corner of Tract 1 of same survey. Said pin being in the southerly line of the James William Menees property of record as Instrument No. 20111209-0096375, Register's Office for Davidson County, Tennessee, said beginning point also being located S 65 deg. 22' 45" W – 751.06' from an iron pin in the westerly right-of-way of Neely's Bend Road at the Southeast corner of the James William Menees Property; Thence from POINT OF BEGINNING, leaving the line of Menees and running with the westerly line of Tract 1 , S 24 deg. 38' 06" E – 463.80' to an iron pin set in the northerly line of the Douglas W. Haley property of record as Instrument No. 20100125-0005929, Register's Office for Davidson County, Tennessee; thence along the northerly line of Haley, S. 65 deg. 30' 16" W – 257.15' to an iron pin set at the Southeast corner of Tract 3 of same survey; thence leaving the line of Haley with the easterly line of Tract 3, N 24 deg 38' 06" W – 463.18' to an iron pin set in the southerly line of the James William Menees Property, aforementioned; thence with said line, N 65 deg. 22' 45" E – 257.15' to the POINT OF BEGINNING,

containing 2.74 acres, more or less.

THIS IS UNIMPROVED PROPERTY KNOWN AS A PART OF
0 Neely's Bend Road, Madison, TN 37115

Being a part of the same property conveyed to Henry Walker Menees and wife, Era Estelle Menees by deed of in Book 5844, Page 112, Register's Office for Davidson County, Tennessee. The said Henry Walker Menees having since died on August 4, 1995 , and the said Era Estelle Menees having since died on January 12, 2011. By the Last Testament of Era Estelle Menees, (Paragraph No. VI) real property is to be administered as part of her probate estate subject to the control of the Personal Representative, Henry Eugene Menees. A certified copy of Order of Probate Without Formal Administration, Case No. 11P-117 in the Seventh Circuit Court for Tennessee (Probate Division) is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument No. ✓20120228001/7083

THIS CONVEYANCE IS MADE SUBJECT TO ANY LIENS, ENCUMBRANCES, ETC. OF RECORD IN THE REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE, FURTHER SUBJECT TO UNPAID PROPERTY TAXES, IF ANY, ANY ROLLBACK TAXES NOT ASSESSED OR NOT YET DUE, SUBJECT TO PROPERTY TAXES FOR 2012, WHICH ARE A LIEN, BUT NOT YET DUE PAYABLE, SUBJECT TO THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET, AND SUBJECT TO THOSE MATTERS SET FORTH ON SURVEY BY J. BRUCE RAINEY, SURVEYOR # 823, DATED JANUARY 19, 2012 AND KNOWN AS JOB. NO. 11-0147. THIS CONVEYANCE IS FURTHER SUBJECT TO PROVISIONS UNDER ITEM II OF THE LAST WILL AND TESTAMENT OF ERA ESTELLE MENEES, SAID LAST WILL AND TESTATMENT FILED FEBRUARY 4, 2011 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION) CASE NO. 11P-117 AND RECORDED AS INSTRUMENT NO. 20110218-0013980 IN THE REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of FEBRUARY, 2012.

Henry Eugene Menees

Henry Eugene Menees as
Personal Representative of the Estate
of Era Estelle Menees, deceased

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 Henry Eugene Menees, with whom I am personally acquainted (or who 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 and official seal at office at Madison, Tennessee, this the 27th day of February, 2012.

Deanie L. Gregory
Notary Public

My commission expires:
3/3/2014

DEANIE L. GREGORY
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 $ None.

Henry Eugene Menees
Affiant

Sworn to and subscribed before me this the 27TH day of February, 2012.

Deanie L. Gregory
Notary Public

My commission expires: 3/3/2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY