This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

BILL GARRETT, Davidson County
Trans:T20120018105 DEEDQC
Recvd: 03/12/12 14:22 2 pgs
Fees:13.00 Taxes:370.00
20120312-0021372

ADDRESS NEW OWNER:
Fred Upchurch
2254 Tinnin Rd
Goodlettsville Tn 37072

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
MAP 43-13, Parcel 36

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Dorothy Sue Upchurch hereby Quitclaim all my interest to Fred Upchurch, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 9 and 10 on the Map of Madison Commerce Center Subdivision, as of record in Book 457, Page 130, Register's Office for Davidson County, Tennessee. Said Lots Nos. 9 and 10 adjoin and front together 50 feet, more or less, on the north side of Old Hickory Boulevard, formerly Sweetbrier Avenue, and run back between parallel lines 129 feet, more or less, on the west line of Lot 9 and 129 feet, more or less, on the east line of Lot No. 10 to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Everett J. Upchurch and wife, Dorothy Sue Upchurch by deed of record in Book 5311, Page 614, Register's Office, Davidson County, Tennessee. The said Everett J. Upchurch as since deceased.

This conveyance is subject to a party wall agreement entered into by Dan Eller et al, of record in Book 1784, Page 398, Register's Office for Davidson County, Tennessee, to which reference is made and it is also subject to notice that by survey of Harvey Gee, Surveyor in 1949, certain pillars of a building located on Lots Nos. 9 and 10 encroached slightly onto Lot No. 11 and that said building and certain pillars of same encroach onto Lot No. 8 in the same subdivision.

This is improved property known as 117 East Old Hickory Boulevard, Madison, Tennessee 37115.

This is the same description as in previous deed of record.

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Fred Upchurch, his heirs and assigns, forever; and I, Dorothy Sue Upchurch covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of March, 2012

Dorothy Sue Upchurch

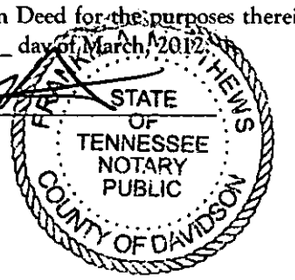
Dorothy Sue Upchurch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Sue Upchurch, the 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 7th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5-8-12



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 100,000.00

Dorothy Sue Upchurch
AFFIANT

Subscribed and sworn to before me this 7th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5-8-12

