Prepared by:
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BILL GARRETT, Davidson County
Trans:T20120019135 DEEDQC
Recvd: 03/16/12 08:24 2 pgs
Fees:12.00 Taxes:0.00
20120316-0022508

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Billie Layne Crouch **755 Dry Creek Road** **Goodlettsville, TN 37072**	**Billie Layne Crouch** **755 Dry Creek Road** **Goodlettsville, TN 37072**	**Map 024.00** **Parcel 0190.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Robert H. Crouch, Jr., (hereinafter "Grantor"), by these presents and for the purpose of terminating their tenancy by the entirety, does hereby quitclaim and convey in fee simple unto his wife, Billie Layne Crouch, (hereinafter "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, identified as Tract 3 on a boundary and tract survey of Swift Hollow dated August 3, 1989, by Joe M. Cummings, Registered Land Surveyor, No. 1513 (Job No. 89-046)(S) as follows:

TRACT 3

BEGINNING at a point in the northerly margin of Dry Creek Road (said point being S 63° 30' 18" W 173.32 feet; thence, on a curve with a delta angle of 53° 18' 19", a radius of 552.79 feet a tangent of 277.45 feet and a length of 40.79 feet, from the southeast corner of the property conveyed to Lee A. Kies and Joni L. Hunter of record in Book 6867, page 891, Register's Office for Davidson County, Tennessee); thence, leaving said road, N 11° 50' 21" E 111.79 feet to a point; thence, N 8° 39' 48" E 87.34 feet to a point; thence, S 87° 52' 00" E 183.13 feet to a point; thence, S 1° 42' 29" E 230.00 feet to a concrete monument in the northerly margin of Dry Creek Road; thence, with said margin of said road, on a curve having a delta angle of 53° 18' 19", a radius of 552.79 feet a tangent of 277.45 feet for a length of 231.32 feet to the point of beginning and containing 1.04 acres, more or less.

Being the same property conveyed to Robert H. Crouch, Jr. and wife, Billie Layne Crouch by deed from Carl Shannon and wife, Judy Shannon and filed for record on September 11, 1989 in Book 7937, page 776, Register's Office for Davidson County, Tennessee.

This property is improved property known as 755 Dry Creek Road, Goodlettsville, Tennessee 37072.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor and Grantee as tenants by the entirety. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 16 day of March, 2012.

Robert H Crouch Jr Grantor

Robert H. Crouch, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert H Crouch, a Notary Public of this County, Robert H. Crouch, Jr., the within named bargainor, with whom I am personally acquainted (or 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, at office, this 16 day of March, 2012.

MYRAH G. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: Sept 9, 2014

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).