THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020213**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 2nd day of April, 2012. Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

QUITCLAIM DEED

Address New Owner: James N. Maddox and Jean F. Maddox 5806 Hillsboro Road Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: 144-43.00

BILL GARRETT, Davidson County
Trans:T20120025281 DEEDQC
Recvd: 04/09/12 08:42 3 pgs
Fees:17.00 Taxes:0.00
20120409-0029571

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jean F. Maddox, Trustee of The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **James N. Maddox and wife, Jean F. Maddox** their heirs and assigns all of his right, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, Page 3, County Court for said County and described according to a survey made by Barry Greer and Associates, Land Surveyors, dated October 26, 1979, as follows:

Beginning at an iron stake at the Southeast corner of the property conveyed to Roger B. Burrus and wife, Mary Joyce N. Burrus, and being a point 309.60 feet from the Easterly margin of Hillsboro Road; thence South 72 degrees 14' East 354.37 feet to an iron stake; thence South 83 degrees 06' East 442.30 feet to an iron stake; thence North 04 degrees 45' East 288.87 feet to an iron stake; thence North 85 degrees 00' West 300.01 feet to an iron stake; thence North 10 degrees 40' West 141.08 feet to an iron stake; thence North 61 degrees 32' West 169.78 feet to an iron stake; thence South 64 degrees 21' West 236.79 feet to an iron stake; thence South 22 degrees 41' West 292.50 feet to an iron stake, being the point of beginning and containing 5.94 acres, more or less.

Together with an easement 10 feet wide along the Southerly line of a tract, 3 acres being conveyed to

Roger B. Burrus and wife; and together with an access way or road, 40 feet wide crossing through said 3 acre tract, as shown on said survey.

Said 40 foot access way is described as beginning on the Easterly margin of Hillsboro Road, at the Southwest corner of the Eugene Lewis Frazier property; thence along the Easterly margin of said road, 43.5 feet to an iron pin; thence North 84 degrees 08' East 204.8 feet to a point; thence around a curve, 50 feet, more or less, to a point; thence in a Southeasterly direction 108 feet to a point, being a point in the Southeasterly margin of said 3.0 acre tract, and being a point 153.2 feet from the Northeasterly corner of said 3.0 acre tract; thence along said Southeasterly margin of South 64 degrees 40' West 45.3 feet to a point; thence leaving said Southeasterly margin, Northwesterly along a line parallel to the Southerly line 40-foot access way to a point in the Northerly margin of said 3.0 acre tract, and thence along the Northerly margin of said Tract, South 84 degrees 8' West to the point of beginning.

Being the same property conveyed by Warranty Deed to Elizabeth F. Maddox from Patty P. Wilkison and John E. Wilkison of record in Book 9316, Page 303, Register's Office for Davidson County, Tennessee. John E. Wilkison joins in this conveyance solely to convey any marital rights he may have in subject property.

Also being the same property conveyed by Jean F. Maddox to Jean F. Maddox, Trustee, by Warranty Deed of record as Instrument No. 20090616-0056004, Registers Office for Davidson County, Tennessee.

Elizabeth F. Maddox and Jean F. Maddox being one and the same person.

Being the same property conveyed by Warranty Deed from Elizabeth F. Maddox, being one and the same person as Jean F. Maddox to Jean F. Maddox, Trustee of The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009 as recorded on the 16th day of June, 2009 in Instrument No. 20090616-0056004, corrected at Instrument No. 20091223-0116717, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5806 Hillsboro Road, Nashville, TN 37215

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of April, 2012.

Jean F. Maddox

Jean F. Maddox, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean F. Maddox, Trustee of the Trustee of The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Trustee of The Jean F. Maddox Living Trust, established by the Revocable Trust Agreement of Jean F. Maddox, dated June 10, 2009, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 2nd day of April, 2012.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014