This instrument was prepared by:
WATSON & ATKINS, P.C.
Larry B. Watson
320 Franklin Street
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20120028210 DEEDQC
Recvd: 04/18/12 13:18 3 pgs
Fees:17.00 Taxes:0.00
20120418-0033141

JEFFERY D. BURKHART

TO: QUIT-CLAIM DEED

SHARON B. BURKHART

IN ACCORDANCE with the terms of the final decree of divorce in the case styled SHARON B. BURKHART VS. JEFFERY D. BURKHART, Docket No.MC-CC-CV-DV-12-0016, Circuit Court for Montgomery County, Tennessee and in consideration of One Dollar ($1.00), paid to the Grantor, JEFFERY D. BURKHART, does hereby demise, release and forever quit-claim unto Grantee, SHARON B. BURKHART, her heirs and assigns forever, all title and interest in estate legal and equitable to the following described real estate situated in the Twelfth (12th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

BEING LOT NO. 1 ON THE PLAN OF HARVEY PROPERTY @OLD HICKORY BOULEVARD AND I-40 INTERCHANGE, as shown by plan of record in Instrument No. 20000907-0088387, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the westerly right of way of Old Hickory Boulevard and the southeasterly corner of Tennessee Department of Transportation property as shown on project number IR-40-5(106)221, thence leaving Tennessee Department of Transportation property and with said right of way of Old Hickory Boulevard, south 30 degrees 07 minutes 07 seconds east, 197.44' to an iron pin set (IPS) at the intersection of the westerly right of way of Old Hickory Boulevard and the northerly right of way of Mill road; thence leaving Old Hickory Boulevard and with the right of way of Mill Road the following calls: north 89 degrees 38 minutes 40 seconds west, 85.05' to an IPS; south 29 degrees 46 minutes 00 seconds east, 41.82' to an IPS; with a curve to the right, said curve having a radius of 100.00', a delta of 89 degrees 39 minutes 23 seconds, a length of 156.48', and a chord bearing and distance of north 74 degrees 56 minutes 19 seconds west, 141.00' to an IPS; north 30 degrees 07 minutes 07 seconds west, 200.00' to an IPS in the southerly line of said Tennessee Department of Transportation property, thence leaving Mill Road and with the Tennessee Department of Transportation property, south 89 degrees 07 minutes 32 seconds east, 201.75' to the point of beginning. Containing 0.90 acres or 39,266 square feet, more or less, as surveyed by Arrowhead Survey on June 29, 1998.

Subject to any and all matters as shown on the aforementioned plat of record and subject to Memorandum of Lease to White Castle System, Inc. Of record in Instrument #20010209-0012959, Register's Office for Davidson County, Tennessee. Subject to storm water detention agreement with Metropolitan Government of Davidson County of record in Instrument #20010326-0028775, Register's Office for Davidson County, Tennessee. Easement by and between Joe Edward Haralson and wife, Naomi Haralson, (Grantors), and Humble Oil & Refining Company, a Delaware Corporation, (Grantee), dated March 25, 1966, of record in Book 4005, Page 596, Register's Office for Davidson County, Tennessee. Extension of Easement by and between Robert A. McDowell and Theodore H. Lightfoot, (Grantors), and Humble Oil & Refining Company, a Delaware Corporation,

(Grantee), dated March 24, 1971, of record in Book 4499, Page 618, Register's Office for Davidson County, Tennessee. Easement to the State of Tennessee for construction of slopes outside of the proposed right-of-way line of record in Book 7642, Page 703, Register's Office for Davidson County, Tennessee. Subject to plat of record in Instrument #20000907-0088387 of record in Register's Office for Davidson County, Tennessee.

This being the same real estate conveyed to the Grantor by deed of record in Instrument #20020325-0036118, Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 97-98.

SIGNED this the 23rd day of March, 2012.

JEFFERY D. BURKHART, Grantor

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

Personally appeared before me, JEFFERY D. BURKHARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 23rd day of March, 2012.

Rita Smothers
Notary Public

RITA SMOTHERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 9-16-2015

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $00.00 which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this the 23rd day of March, 2012.

Rita Smothers
Notary Public

RITA SMOTHERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 9-16-2015

SEND TAX STATEMENTS TO AND
THE ADDRESS OF NEW OWNER IS:

Sharon B. Burkhart
2222 Fairfax Dr.
Clarksville, TN 37043

TAX MAP # 97 PARCEL # 98

10655-1/michelle/clients-divorce/burkhart, jeff/quit claim deed-nashville property