BILL GARRETT, Davidson County
Trans:T20120030744 DEEDQC
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20120427-0035954

THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN,
ASHLAND CITY, TENNESSEE

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
Leigh Ann Cook	~~Same~~ Leigh Ann Cook	Map 141
8454 McCrory Lane	6611 Harpeth Bend Court	Group
Nashville, TN 37221	Pegram, TN 37143	Parcel 25

FOR AND IN CONSIDERATION of the sum of **TEN DOLLARS ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **VINCENT JOSEPH RICHARDS JR.,** and by agreed order of the Chancery Court for Cheatham County, Tennessee Docket Number 14346, by these presents do hereby quitclaim and convey thereby transferring the Grantor's interest in the herein described real property unto **LEIGH ANN COOK ,** Her successors and assigns, all of my right, title and interest in and to the following described tract of land:

Being a tract of land as shown on property AMP 141, assessor's office and lying within the 35th council manic District of Davison County, Nashville, Tennessee. Bounded in general by Old McCrory Road on the South; Mildred Deal Brown on the West; Hugh T. Chasteen on the North; Roger C. Brown on the East, more particularly described as follows:

BEGINNING at an existing iron pin in the center of the former McCrory Road (8' gravel), now and easement off of McCrory lane, the Southwest corner of Roger C. Brown (Ref. Deed Book 10748 page 848 R.O.D.C- currently property map 1471 parcel 119) thence leaving Brown and with the center of the former McCrory Road N. 20° 15'27"W 57.82' to an existing iron pin; thence N39° 07'45" W74.45' to an existing iron pin, the South East corner of Mildred Deal Brown (Life Estate)(Ref. deed book 8091 page 649 R.O.D.C.); thence leaving McCrory Road and with Mildred Brown's East line as Established by Michael G. Abernathy R.L.S., N20°26'37" E 233.60' to an existing iron post in a fence n Hugh T. Chasteen's South Line (Ref. Deed Book 10748 Page 872 R.O.D.C.); thence leaving Mildred Brown and with Chasteen's South line following generally a fence S50°34'50" E 196.97' to a 10" Walnut tree, the North West corner of the aforementioned Roger C. Brown; Thence leaving Chasteen and with Roger C. Brown's West line S39°00'59"W 264.88' to the point of beginning, containing 0.86 acres, more or less, and being the Vera Jane Brown Jones property based on the Michael Abernathy R.L.S. survey as recorded in Deed Book 5541 Page 949 Register's office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444. 7376 Walker Road Fairview, Tennessee 37062 and Dated October 07, 2008.

The above Tract is subject to all easements, restrictions, covenants of record and to the findings of a title report.

AND BEING the same property conveyed to Leigh Ann Richards, by Warranty deed from Vera Jane Brown Jones, a single women, by and through Christopher E. Jones, Attorney in fact, of Instrument No. 20060328-0035278, Register's Office for Davidson County, Tennessee. Leigh Ann Richards and Leigh Ann Cook being one in the same. Leigh Ann Richards having been restored to her maiden name of Leigh Ann Cook by order of the Chancery Court for Cheatham County, Tennessee Docket Number 14346.

This is improved property known as 8454 McCrory Lane Nashville, Tennessee 37221.

WITNESS my hand this the 23rd day of April, 2012.

Vincent Joseph Richards Jr

VINCENT JOSEPH RICHARDS, JR.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **VINCENT JOSEPH RICHARDS JR.,** the 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 and official seal at Ashland City, Tennessee, this the 23rd day of April, 2012.

Tara Lee

NOTARY PUBLIC
My commission expires: 11/4/2014

TARA LEE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Leigh Ann Cook

AFFIANT

Sworn to and subscribed before me on this the 24th day of April, 2012.

KIMBERLY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Kimberly Fisher

NOTARY PUBLIC
My commission expires: 1-10-2015