QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20120035738 DEEDQC
Recvd: 05/15/12 14:23 3 pgs
Fees:17.00 Taxes:0.00
20120515-0042042

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Lonnie Ray Harper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2012.

Cheryl D. Pentecost
Notary Public

MY COMMISSION EXPIRES: 6/6/12
(AFFIX SEAL)

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper	Mule Train Farms	Tr 1- 04311003500 Tr 2 – 04312003700 Tr 3 – 04311013000 Tr 4 – 04311013200 Tr 5 – 04311013400 Tr 6 - 04312006600
(NAME) MuleTrain Farms	(NAME) 3612 Baggett Rd	
(ADDRESS) 3612 Baggett Rd, ~~Madison, TN~~ Springfield, TN 37172	(ADDRESS) Springfield TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120342

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Lonnie Ray Harper**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper**, hereinafter called the GRANTEE, **his/her** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 234 Myatt Drive, 141 Eagan Circle, 140 Myatt Drive, 124 Myatt Drive, 118 Myatt Drive and 140Eagan Circle, Madison, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 25th day of April, 2012.

Lonnie Ray Harper
Lonnie Ray Harper

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lonnie Ray Harper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 25th day of April, 2012.

Commission expires: 6/6/12

Cheryl D. Pentecost
Notary Public

CHERYL D. PENTECOST STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
Land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 33 and 34 on the Plan of the Resubdivision of Lot Nos. 1 and 13 of the Anderson Estates, not of record, and described as follows: BEGINNING on the Westerly margin of Myatt Drive at the corner of Lot Nos. 34 and 35, being 140 feet more or less, South of the Southerly margin of Roosevelt Avenue; thence with the line between Lot Nos. 34 and 35 Westwardly 136 feet to the common corner of Lot Nos. 34, 35, 66 and 67; thence with the line between Lot Nos. 33, 34, 67 and 68, Southwardly 130 feet to the common corner of Lot Nos. 32, 33, 68 and 69; thence with the line between Lot Nos. 32 and 33 Eastwardly 136 feet to the Westerly margin of Myatt Drive; thence with said Drive Northwardly 130 feet to the beginning.

Property commonly known as 234 Myatt Drive, Madison, Tn

TRACT NO. 2:
BEING Lot No. 34 and the Northerly 20 feet of Lot No. 35 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for said County.

Said Lot No. 34 and part of Lot No. 35 adjoin and front together 70 feet on the Westerly side of Eagan Circle and run back 143.3 feet on the Northerly line and 152.1 feet, more or less, on the Southerly line to a dead line measuring 70.39 feet, more or less, thereon.

Property commonly known as 141 Eagan Circle, Madison, TN

Tracts 1 and 2 BEING a portion of the property conveyed to Lonnie Harper by Quitclaim Deed from Ruth F. Harper dated October 21, 1997 and filed of record in Book 10654, page 563, Register's Office for said County

TRACT 3:
A certain tract of land located on the Southwest corner at the intersection of Dupont Avenue and Myatt Drive, Madison, Davidson County, Tennessee, being also known as Lot No. 130 on an unrecorded plan of Block 1 of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and being described according to a survey by Harold F. Moore, Surveyor, dated the 14th day of October, 1976, as follows:

BEGINNING at an iron pin on the Southerly margin of DuPont Avenue; thence in an Esaterly direction along said southerly margin South 85° 48' 40" East, 88.23 feet to the point of beginning of a curve to the right with a radius of 25 feet, a distance of 36.05 feet to an iron pin on the Westerly margin of Myatt Drive; thence with said Westerly margin South 3° 12' East, 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2,829.82 feet, a distance of 19.24 feet to an iron pin; thence North 81° 10' 48" West 121.19 feet to an iron pin; thence North 3° 56' East 75 feet to the point of beginning, and containing 9,104 square feet, more or less.

Property commonly known as 140 Myatt Drive, Madison, TN

TRACT 4:
Located on the West side of Myatt Drive, South of Dupont Street, described as follows:

BEING Lot No. 19 on the unrecorded Plan of Anderson Estates, Section I, and described as follows:

BEGINNING at a point in the Westerly margin of Myatt Drive, at the common corner of Lots 19 and 20; thence with the margin of said Drive, Southerly 50 feet to the common corner of Lots 18 and 19; thence with the line between said Lots Westerly 150 feet to the corner of 18, 19, 82 and 83; thence with the line between Lots 19 and 82, Northerly 50 feet to the corner of Lots 19, 20, 71 and 82; thence with a line between 19 and 20, Easterly 150 feet to the point of beginning.

EXCLUSION:
INCLUDED in the above described Tract No. 4, but specifically EXCLUDED from the is conveyance is the following described tract of land conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 4355, page 378, said Register's Office, which tract is described as follows:

BEGINNING at a point in the present Westerly right of way line of Myatt Drive at the Southeast corner of the Hawkins Lands; thence Westerly along the Southerly line of the Hawkins Lands 19.95 feet to the new proposed Westerly right of way line of Myatt Drive; thence Northerly along the new proposed right of way line of Myatt Drive, 50.2 feet to a point in the Northerly property line of the Hawkins Lands; thence Easterly along the Northerly property line of the Hawkins Lands 24.65 feet to Hawkins' Northeast corner with the same being in the present Westerly right of way of Myatt Drive; thence Southerly along the present right of way line of Myatt Drive 50 feet to the point of beginning and containing 1,115 square feet.

Property commonly known as 124 Myatt Drive, Madison, Tn

TRACT NO. 5:
BEING a part of Lot No. 17 of an unrecorded plan of Block 1 of a recorded plan in Book 1130, page 37, of the Register's Office of Davidson County, Tennessee, known as the Anderson Estates.

Tracts Nos. 3, 4 and 5 BEING a portion of the property conveyed to Lonnie Ray Harper by Quitclaim Deed from Ruth Faye Harper, dated October 20, 1997 and filed of record in Book 10654, Page 559, Register's Office for Davidson County, Tennessee.

Property commonly known as 118 Myatt Drive, Madison, TN

TRACT NO. 6:
BEING Lot No. 1 on the Plan of Re-subdivision of Lot 20 on the Revised Plan of Myatt-Eagan Subdivision, Block A, as of record in Book 5190, page 428, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Tract No. 6 BEING all of the same property conveyed to Lonnie Harper by Quitclaim Deed from Ruth Jackson, fka Ruth Harper, dated April 1, 1998 and filed of record in Book 10890, Page 652, Register's Office for Davidson County, Tennessee.

Property commonly known as 140 Eagan Circle, Madison, TN