BILL GARRETT, Davidson County
Trans:T20120053345 DEEDQC
Recvd: 07/19/12 14:54 2 pgs
Fees:12.00 Taxes:0.00
20120719-0063667

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION BY:
GREER AND GREER, ATTORNEYS
P. O. BOX 385
PARIS, TENNESSEE 38242

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **ROBERT E. WAGONER, SR.**, do hereby convey and quitclaim unto **ROBERT E. WAGONER, JR. A ONE THIRD (1/3) UNDIVIDED INTEREST AND TO CONNIE RAE GOINS A ONE THIRD (1/3) UNDIVIDED INTEREST,** in certain real estate located in the Second Civil District of Davidson County, Tennessee. The consideration for this transfer is ONE and NO/100 ($1.00) DOLLAR, and other good and valuable consideration, the receipt of which is hereby acknowledged. The land is assessed at Map/Parcel 16400011800, and more particularly described as follows:

A tract of land in the 2nd, formerly 3rd Civil District of said County, described according to survey made by E. R. Southgate and Son, Surveyors, July 17, 1946, as follows: Beginning in the center of Pinhook Road 1247 feet east of the northwest corner of the property conveyed to Joe Fosto and wife, by deed from Mrs. Buford J. Burrus, of record in book 1236, page 501, Register's Office for said County; thence south 12 ¾ deg. East 264.5 feet to a post; thence south 54 ½ deg. West 455 feet to a stake; thence north 13 deg. East 545 feet to the center of said Road; thence with the center of said Road, south 86 ½ deg. East 210 feet to the beginning, containing 2.55 acres, more or less.

This being that same property conveyed to John. J. Wagoner and wife, Minnie Bell Wagoner by Warranty Deed of Joe Fosto and wife, Alice Fosto dated July 23, 1946, record in Book 1404, page 512 in the Register's Office of Davidson County, Tennessee. The said John J. Wagoner died July 1, 2008 leaving Minnie Bell Wagoner sole owner. Minnie Bell Wagoner died October 5, 2009, intestate a single person survived by her son Robert E. Wagoner, Sr. who was her only child and sole heir at law.

Robert E. Wagoner, Sr. retains a one-third (1/3) undivided interest in the property.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his signature this 16 day of JULY, 2012.

Robert E. Wagoner, Sr.

STATE OF TENNESSEE
COUNTY OF HENRY

Before me, a Notary Public in and for said county and state, personally appeared ROBERT E. WAGONER, SR., the within named bargainor, with whom I am personally acquainted (or proven 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 of office this 16 day of JULY, 2012.

Notary Public

STEVE GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY

My Commission Expires: 4-22-14

Name & Address of Property Owner and Person or Entity Responsible for Payment of Property Taxes:

Robert E. Wagoner, Sr. et al
PO BOX 46
MANSFIELD, TN 38236

STATE OF TENNESSEE
COUNTY OF HENRY
AFFIDAVIT

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ NONE, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 16 day of JULY, 2012.

Notary Public
My Comm. Expires: 4-22-14

STEVE GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HENRY