BILL GARRETT, Davidson County
Trans:T20120053387 DEEDQC
Recvd: 07/19/12 16:02 2 pgs
Fees:13.00 Taxes:153.55
20120719-0063707

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Mickey Curtis Matthews, Shelia D. Matthews and Frankie A. Matthews
302 Shepherd Hills Drive
Madison, TN 37115

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
MAP 52-07 Parcel 112

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, We, Mickey Curtis Matthews and wife, Shelia D. Matthews hereby Quitclaim an undivided ½ interest to Frankie A. Matthews, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 11th Civil District of Davidson County, Tennessee, not of record and being part of the property formerly owned by the Madison Academy School, and further described according to a survey by John Kohl, dated April 25, 1986, as follows:

BEGINNING at a point in the northerly margin of Neely's Bend Road N 22 degrees 08 minutes E 225.0 feet to a point; thence S 67 degrees 52 minutes E 115.0 feet to a point; thence S 22 degrees 08 minutes W 225.0 feet to a point in the northerly margin of Neely's Bend Road; thence N 67 degrees 52 minutes W 115.0 feet to the point of beginning.

Being the same property conveyed to Mickey Curtis Matthews and wife, Shelia D. Matthews by deed of record in Book 6843, Page 498, Register's Office, Davidson County, Tennessee.

This is improved property known as 1051 Neely's Bend Road, Madison, Tennessee 37115.

This is the same description as in previous deed of record.

And now we, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey an undivided ½ interest unto the said Frankie A. Matthews, his heirs and assigns, forever; and we, Mickey Curtis Matthews and wife, Shelia D. Matthews, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of July, 2012.

Mickey Curtis Matthews

Shelia D Matthews

Shelia D. Matthews

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mickey Curtis Matthews and Shelia D. Matthews, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 10th day of July, 2012.

NOTARY PUBLIC

PAMELA ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 7-29-13

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $41,500.00

AFFIANT

Subscribed and sworn to before me this 10th day of July, 2012.

NOTARY PUBLIC

PAMELA ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 7-29-13