This Instrument Prepared by:
JACOB T. THORINGTON
CHEATHAM, PALERMO & GARRETT
109 Jennings Street
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20120053567 DEEDQC
Recvd: 07/20/12 12:35 3 pgs
Fees:17.00 Taxes:0.00
20120720-0063996

The actual consideration or value whichever is greater for this Transfer is $ -0-.

AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of July, 2012.

BRAD HARTSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/09/2016

NOTARY PUBLIC

My Commission Expires: 1/9/16

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**AP & PARCEL NO.**
Katherine L. Swaggert 5600 Higdon Road Joelton, TN 37080	SAME	03700006600

FOR AND IN CONSIDERATION of a Final Decree of Divorce, entered in the fourth Circuit Court of Davidson County, Tennessee, docket No: 12D-420, on the 20th day of June, 2012, I, **Timothy P. O'Brien**, by these presents and do hereby quitclaim and convey unto **Katherine L. Swaggert**, to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

EXHIBIT "A"

TRACT I

Being a tract of land in the 14th Civil District of Davidson County, Tennessee and being portions of that property conveyed to Virginia C. Team in the following deeds: Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee, and Deed Book 6194, page 060, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated June 28, 1990 by Tommy E. Walker, TN License Number 1465 as follows:

Beginning at an existing iron pin, said pin being the southeasterly corner of Mickey T. Franklin (Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee) and the southwesterly corner of said Virginia C. Team (Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee); thence with said Franklin's East line North 07 degrees 40 minutes 56 seconds West, 544.38 feet to an existing iron pin in a creek bed, said pin being the most northwesterly point of the herein described property; thence North 60 degrees 00 minutes 00 seconds East, 125.00 feet to a set iron pin; thence South 26 degrees 04 minutes 17 seconds East, 766.16 feet to a set iron pin; thence South 13 degrees 31 minutes 15 seconds East, 283.81 feet to a set iron pin; thence South 79 degrees 00 minutes 07 seconds West, 176.50 feet to an iron pin set at the base of a 8 inch white oak tree on the North side of a gravel road; thence North 26 degrees 24 minutes 13 seconds West, 182.13 feet to a set iron pin on the North side of said gravel road; thence North 48 degrees 25 minutes 26 seconds West, 163.36 feet to a set iron pin on the North side of said road; thence North 83 degrees 00 minutes 00 seconds East, 142.43 feet to an existing iron pin; thence North 62 degrees 16 minutes 38 seconds East, 229.85 feet to the point of beginning containing 5.087 acres more or less.

TRACT II

Certain tract or parcel of land located in the 1st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:

Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee. Said iron pin being located South 66 degrees 04 minutes 42 seconds East, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50 foot R.O.W.) and Higdon Road, (50 foot R.O.W.) and also being located North 32 degrees 45 minutes 22 seconds East, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGINNING; thence with the southerly line of said Franklin lands, South 64 degrees, 56 minutes, 21 seconds East, a distance of 115.11 feet to an iron pin found in the westerly line of the Jane Braddock lands known as Deed Book 8193, page 352, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Braddock lands by two calls as follows: South 60 degrees 21 minutes 25 seconds East, a distance of 229.85 feet to an iron pin set; thence South 84 degrees 54 minutes 12 seconds West, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Volume 6194, page 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, North 42 degrees 48 minutes 22 seconds West, a distance of 238.66 feet to POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No. 2312, dated June 10, 2007.

Being the same property conveyed to Jane Braddock by deed dated September 11, 1990 from Virginia C. Team, unmarried of record in Book 8193, page 352, Register's Office for Davidson County, Tennessee (TRACT I), and Quitclaim Deed dated November 19, 2008 in Instrument No. 20081119-0114103, said Register's Office (TRACT II).

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1008.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Letter from the Metropolitan Government Department of Codes recorded in Book 8116, page 51, Register's Office for Davidson County, Tennessee. (Tract II)
5. Application for Greenbelt Assessment - Forest recorded in Instrument No. 20010530-0055902, Register's Office for Davidson County, Tennessee. (Tract II)

BEING the property consisting of two tracts of land more particularly described on Exhibit "A" attached hereto

BEING the same property conveyed to Timothy P. O'Brien and Katherine L. Swaggert, by Warranty deed from Jane Braddock, of record in Book 20100308 Page 0017818 Register's Office for Davidson County, Tennessee.

THIS is improved property located at: 5600 Higdon Road, Joelton, TN 37080

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 18th day of July, 2012.

TIMOTHY P. O'BRIEN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIMOTHY P. O'BRIEN,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of July, 2012.

BRAD HARTSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 01/09/2016

NOTARY PUBLIC

My Commission Expires: 1/9/16