THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans: T20120058202 DEEDQC
Recvd: 08/06/12 15:58 2 pgs
Fees: 12.00 Taxes: 0.00
20120806-0070021

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Deborah Martin FKA Deborah D. Ayers McMaster 1834 Union Hill Rd. Goodlettsville, TN 37072	New Owner(s)	Part of 017-00-0-007.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Buckingham and Cari Buckingham, Husband and Wife**, as Grantor(s), by these presents does hereby quitclaim and convey unto **Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster, Unmarried**, his/her/their/its heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

LAND LOCATED IN THE 3RD COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING THAT PORTION OF THE JAMES & CARI BUCKINGHAM PROPERTY OF RECORD IN INSTRUMENT # 20090406-0031482 ENCOMPASSED BY LOT 1, AYERS PROPERTY OF RECORD IN INSTRUMENT # 20090417-0035209 DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF UNION HILL ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE JAMES & CARI BUCKINGHAM LAND OF RECORD IN INSTRUMENT # 20090406-0031482 R.O.D.C., TN. AND THE SOUTHWEST CORNER OF LOT 1, USELTON SUBDIVISION OF RECORD IN BOOK 6200, PAGE 955 R.O.D.C., TN. OWNED BY DEBORAH D. AYERS McMASTER OF RECORD IN INSTRUMENT # 20070417-0045736 R.O.D.C., TN.; THENCE WITH SAID NORTHERLY MARGIN S 46°31'47" W 35.00 FEET TO A POINT AT THE COMMON FRONT CORNER OF LOTS 1 & 2, AYERS PROPERTY INSTRUMENT # 20090417-0035209 R.O.D.C., TN.; THENCE LEAVING SAID NORTHERLY MARGIN WITH THE LINE BETWEEN LOTS 1 & 2 OF SAID AYERS SUBDIVISION, SEVERING SAID BUCKINGHAM N 11°19'52" W 237.74 FEET TO A POINT; THENCE N 00°06'34" W 65.00 FEET TO A POINT; THENCE N 20°20'25" E 160.43 FEET TO A POINT ON THE ORIGINAL PROPERTY LINE BETWEEN SAID BUCKINGHAM AND AYERS-McMASTER; THENCE WITH SAID ORIGINAL LINE S 02°13'21" E 424.77 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 18926.70 S.F. OR 0.43 ACRES MORE OR LESS.

This is real property known as *part of* 1854 Union Hill Road, Goodlettsville, TN 37072.

This Quitclaim Deed, in conjunction with a Quitclaim Deed also dated August 2, 2012 from Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster, Unmarried, to James Buckingham and Cari Buckingham, Husband and Wife, is intended to effectuate a boundary line change such that the boundary lines and legal descriptions for the Buckingham Property (i.e., now Lot 2 on the Subdivision Plan of Ayers Property of record in Instrument Number 20090417-0035209, said Register's Office) and the Ayers McMasters Property (now Lot 1 on the Subdivision Plan of Ayers Property of record in Instrument Number 20090417-0035209, said Register's Office) perfectly coincide/are coterminous with the boundary lines and legal descriptions for Lots No. 1 and No. 2 as described on the Subdivision Plan of Ayers Property of record in Instrument 20090417-0035209, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
2nd day of August, 2012.

Carmen Coates
Affiant

My commission expires: 9-9-2014
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of August, 2012.

James Buckingham

Cari Buckingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Buckingham and Cari Buckingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2012.

Notary Public

My Commission Expires: 9-9-2014