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 15:59 2 pgs
Fees:12.00 Taxes:0.00
20120806-0070022

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Buckingham & Cari Buckingham 1854 Union Hill Rd. Goodlettsville, TN 37072	New Owner(s)	Part of 017-00-0-326.00

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, **Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster, Unmarried**, as Grantor(s), by these presents does hereby quitclaim and convey unto **James Buckingham and Cari Buckingham, Husband and Wife**, 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 DEBORAH D. AYERS McMASTER PROPERTY OF RECORD IN INSTRUMENT # 20070417-0045736 AND SHOWN AS LOT 1, USELTON SUBDIVISION OF RECORD IN BOOK 6200, PAGE 955 R.O.D.C., TN. ENCOMPASSED BY LOT 2, AYERS PROPERTY OF RECORD IN INSTRUMENT # 20090417-0035209 DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING 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 THE ORIGINAL LINE BETWEEN SAID BUCKINGHAM & AYERS McMASTER N 02°13'21" W 424.77 FEET TO A POINT IN THE LINE BETWEEN LOTS 1 & 2 OF THE AYERS PROPERTY SUBDIVISION OF RECORD IN INSTRUMENT # 20090417-0035209 R.O.D.C., TN., **THE TRUE POINT OF BEGINNING** FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WITH SAID ORIGINAL LINE BETWEEN BUCKINGHAM & AYERS McMASTER N 02°13'21" W 659.33 FEET TO A POINT AT THE ORIGINAL COMMON REAR CORNER OF SAID BUCKINGHAM & AYERS McMASTER WHICH IS ALSO THE COMMON REAR CORNER OF LOTS 1 & 2 OF SAID AYERS PROPERTY, SUBDIVISION; THENCE ALONG THE LINE BETWEEN LOTS 1 & 2 OF SAID AYERS SUBDIVISION, SEVERING SAID AYERS McMASTER, S 13°53'46" E 297.44 FEET TO A POINT; THENCE S 21°09'03" E 107.92 FEET TO A POINT; THENCE S 14°14'51" W 133.27 FEET TO A POINT; THENCE S 20°20'25" W 149.61 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 30412.53 SQ. FT. OR 0.70 ACRES MORE OR LESS.

This property is *part of* 1834 Union Hill Road, Goodlettsville, TN 37072.

This Quitclaim Deed, in conjunction with a Quitclaim Deed also dated August 2, 2012 from James Buckingham and Cari Buckingham, Husband and Wife, to Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster, Unmarried, 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.

Affiant

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

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

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

Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster

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 Deborah Dawn Martin AKA Deborah D. Ayers McMaster AKA Deborah D. McMaster, 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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY