BILL GARRETT, Davidson County
Trans:T20120063208 DEEDQC
Recvd: 08/23/12 13:26 2 pgs
Fees:17.00 Taxes:0.00
20120823-0075995

QUITCLAIM DEED

State of Tennessee }
County of Davidson)

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

Sharon W. Maddux
Affiant

Sworn to and subscribed before me this 8 day of August, 2012.

Deborah A Sears
NOTARY PUBLIC

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

My Commission expires 11/14/12.

This instrument prepared by:

Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sharon W. Maddux	Same	08202004400
1024 Deer Run		
Venice, FL 34293		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating an Estate in Fee Simple, I, **Sharon W. Maddux** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

TRACT I: Land in Davidson County, Tennessee, being the northerly 40 feet of Lot 19 on the Plan of J. R. Love and E. A. Hail's Subdivision of a part of the Brown Tract, which plan is of record in Book 421, page 130, Register's Office for Davidson County, Tennessee; also a triangular strip to the west or in the rear of said part of Lot 19. Said part of Lot 19 and the strip in the rear hereby conveyed together are described as follows:

Beginning in the westerly margin of First Street or Whites Creek Pike, in the northeasterly corner of Lot 19; running thence westerly with the dividing line between said Lot 19 and Lot 20 of said plan, 150 feet to the northwesterly corner of said Lot 19; thence in a direct line southerly 40 feet to a stake about 8 feet westerly from the westerly line of Lot 19; thence in a straight line and parallel to the northerly line of Lot 19 about 158 feet to the westerly margin of said North First Street or Whites Creek Pike; thence with the margin of said Street, or Pike, northerly 40 feet to the place of beginning.

TRACT II: Being Lot 20 in the James R. Love and E. T. Hail's Subdivision of a part of the Mary B. Brown's heir's tract of land in the 12th Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at a point 52.2 feet from the north corner of the Freeland Mill Lot; thence 100 feet in a northerly direction with the west margin of the Whites Creek Pike and Dickerson Pike: thence 150 feet in a westerly direction; thence 100 feet in a southerly direction; thence 150 feet in an easterly direction to the beginning.

Included, but excluded from this conveyance is a triangular piece of ground previously deeded by J. T. Mayo and wife, to James R. Love and E. A. Hail by deed dated February 20, 1920, and being described as follows:

Beginning at a point in the westerly side of Whites Creek Pike or North First Street at the intersection of Lots 20 and 21, and running thence in a westerly direction with the boundary line of Lots 20 and 21, 150 feet; thence 43 feet in a southerly direction with the westerly margin of Lot 20 to a point; thence 135 feet, more or less, to the beginning, forming a triangular piece of ground 150 feet on the northern margin, 43 feet on the westerly margin, 135 feet, more or less, on the southeasterly margin.

Both Tracts I and II being a part of the same property conveyed to M. H. Webb, by deed from the Junior League of Nashville, a corporation, and Dorothy M. Smith, unmarried, of record in Book 5065, page 21, Register's Office for Davidson County, Tennessee, and being a part of the same property devised to Idanelle Webb from M. H. Webb, of record in Will Book 177, page 206, Probate Clerk's Office for Davidson County, Tennessee, the said Idanelle Webb having since died and devised said property to Sharon W. Maddux by will of record as Docket No. 12P-732, Probate Clerk's Office for Davidson

County, Tennessee, said will also being of record in Instrument No. 20120518-0043219, Register's Office for Davidson County, Tennessee

This is property known as 928 Dickerson Pike, Nashville, Tennessee 37207.

The above legal description was generated by the draftsman based upon consultation with the Metropolitan Planning Department of Nashville and Davidson County, Tennessee, and extensive review of old deeds, plats, and tax maps available in the public records of Davidson County, Tennessee, and no warranty is made by the draftsman as to the accuracy or area contained in said legal description.

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Sharon W. Maddux**, her successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand, this 8 day of August, 2012.

SHARON W. MADDUX

ROBERT F. SPANN, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Sharon W. Maddux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of August, 2012.

Notary Public State of Florida
Deborah A Sears
My Commission DD822846
Expires 11/14/2012

NOTARY PUBLIC

My Commission Expires:
11/14/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of August, 2012.

NOTARY PUBLIC

MAXINE Q. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:
7/7/2014