BILL GARRETT, Davidson County
Trans:T20120065538 DEEDQC
Recvd: 08/31/12 12:33 2 pgs
Fees:12.00 Taxes:0.00
20120831-0078984

PREPARED BY:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 3 day of August, 2012.

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

NOTARY PUBLIC
My Commission Expires: 4-20-15

ADDRESS OF NEW OWNER:
Robert Brian Biggers *et. al.*
5324 Tidwell Hollow Road
Nashville, TN 37218

SEND TAX BILLS TO:
Owner

Map/Parcel 0780004900

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Robert Daren Foster, ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Robert Brian Biggers, Christie Lynn Foster Runnels and Kelli Angelanette Knight,** ("**Grantees**"). Said property conveyed herein is described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 19, as shown on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows: Beginning on the southeasterly margin of Tidwell Hollow Road at a point north 49 deg. 29' east 198.8 feet from the northwest corner of the property conveyed to Wilburn Earl Harrison and wife, of record in Book 4198, Page 674, Register's Office for said County; thence south 40 deg. 31' east 1626.20 feet; thence north 66 deg. 20' east 90.93 feet; thence north 45 deg. 13' east 104.96 feet; thence north 27 deg. 27' east 21.5 feet; thence north 40 deg. 31' west 1642.52 feet to the southeasterly margin of Tidwell Hollow Road; thence with the same south 49 deg. 29' west 201.8 feet to the beginning, containing 7.77 acres, more or less.

Being the same property conveyed to Lawrence Kelley and wife, Julia Elizabeth Kelley by Deed from Henry D. Hale and wife, Bettye H. Hale, dated 12/20/1971 and filed for record on 12/22/1971 in Book 4563, Page 330, Register's Office for Davidson County, Tennessee.

The said Julie Elizabeth Kelley died on March 21, 2007, leaving Lawrence Kelley the sole surviving tenant by the entirety.

The said Lawrence Kelley died intestate on 12/17/2010, leaving Robert Brian Biggers, Christie Lynn (Foster) Runnels, Kelli Angelanette Knight and as his sole heirs at law as evidenced by Docket 11P204, Clerk's Office for Probate Court for Davidson County, TN.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Robert Daren Foster

STATE OF Tennessee
COUNTY OF Bledsoe

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Daren Foster, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 3 day of August, 2012.

Notary Public

My Commission Expires: July 9, 2014

