BILL GARRETT, Davidson County
Trans: T20120065941 DEEDQC
Recvd: 09/04/12 10:50 3 pgs
Fees: 17.00 Taxes: 0.00
20120904-0079432

This Instrument Was Prepared By:
Reynolds, Potter, Ragan & Vandivort, PLC
210 East College Street
Dickson, Tennessee 37055
615.446.2221

Address New Owner:
Thomas H. Edwards
Sue Mundy
1365 Wolf Branch Road
Vanleer, Tennessee 37181

Send Tax Bills To:
Same

Map / Parcel:
39 / 2.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Jesse T. Edwards**, the Grantor herein, by these presents does hereby bargain, sell, remise, release, transfer, convey and forever quitclaim unto his son, **Thomas H. Edwards**, and his daughter, **Sue Mundy**, the Grantees herein, in equal shares as tenants in common, all of Grantor's right, title, interest, claim or demand in and to the following described tract or parcel of land situated in Davidson County, Tennessee, to-wit:

See *Exhibit A* attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand on this the 27 day of August, 2012.

GRANTOR:

Jesse T. Edwards

STATE OF TENNESSEE)
COUNTY OF DICKSON)

Before me, a Notary Public of the state and county aforesaid, personally appeared **Jesse T. Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Dickson, Tennessee this 27 day of August, 2012.

Notary Public

My Commission Expires: 5/22/14

Kevin S Hale
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE)
COUNTY OF DICKSON)

For Tennessee Recording Tax purposes the actual consideration for this transfer is Zero Dollars ($0.00).

AFFIANT:

Jesse T. Edwards

Subscribed and sworn to before me this 27 day of August, 2012.

Notary Public

My Commission Expires: 5/22/14

Kevin S Hale
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Exhibit A

Description of Property

LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of the Resubdivision of Lot 1, Denny Subdivision, of record in Book 5190, Page 585, in the Register's Office for said County.

Said Lot No. 1 fronts 198.0 feet on the westerly margin of Old Hickory Boulevard and extends back 476.0 feet on the southerly line and 541.66 feet on the northerly line to a dead line in the rear, measuring 200.34 feet thereon.

Being the same property conveyed to Jesse T. Edwards and wife, Lanie L. Edwards, by deed from William P. Walker, Jr., and wife, Sandra F. Walker, dated November 5, 1991, and filed for record on November 6, 1991 in Book 8480, Page 631, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested solely in Jesse T. Edwards upon the death of Lanie L. Edwards on December 10, 2009.

This conveyance is subject to all matters shown on plat of record in Book 5190, Page 585, in the Register's Office of Davidson County, Tennessee.