BILL GARRETT, Davidson County
Trans:T20120070433 DEEDQC
Recvd: 09/18/12 15:59 3 pgs
Fees:17.00 Taxes:0.00
20120918-0084884

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William H. Emery**, by these presents do hereby quitclaim and convey to **William R. Emery and wife, Jean R. Emery,** all of my right, title, life estate and interest in and to the following described tract of land to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

BEING all of the property conveyed to William H. Emery and William R. Emery and Jean R. Emery by Warranty Deed dated October 8, 1999, from Glenn A. Harris and wife, Judith G. Harris of record in Book 11702, Page 533, Register's Office for Davidson County, Tennessee.

Source of legal description is from existing documents. No new survey was completed.

This instrument is subject to any and all restrictions, covenants, conditions, and building setback lines of record.

This is improved property is known as 813 E. Old Hickory Blvd., Madison, TN 37115.

WITNESS my hand and seal on this 14th day of September, 2012.

William H. Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

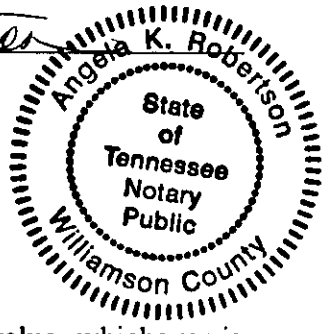
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Emery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of September, 2012.

My commission expires:

5/2/16

Notary Public



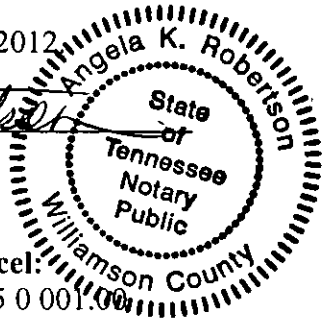
AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

Sworn to and subscribed before me this the 14th day of September, 2012.

Notary Public



My commission expires:

5/2/16

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	Map/Parcel:
William R. Emery	SAME	043 15 0 001.00
764 McCurdy Rd.		
White House, TN 37188		

EXHIBIT "A"

Being a certain tract or parcel of land in Davidson County, Tennessee, known as Lots 96 and 97 of an unrecorded plan of a subdivision of Tract 1 and 13 in the Anderson Estates being Metro Tax Map 43-14, parcel 28 and Metro Tax Map 43-15, parcel 1, and more particularly described as follows according to a survey by R.L. Montoya Land Surveying, Inc., dated October 7, 1999.

Beginning at a concrete Highway Monument at the south margin of State Highway 45 and the west margin of McCarthur Drive South 4 deg 50'00" West 155.43 Feet to an iron rod (new); THENCE continuing along said margin around a curve to the right, said curve having a radius of 31.30 feet an are length of 49.02 feet. A chord distance of 44.16 feet. A tangent distance of 31.15 feet and a delta angle 89 deg, 43'58", to an iron rod (new) on the northerly margin of Old Hickory Blvd; THENCE along the aforementioned northerly margin of Old Hickory Blvd. North 84 deg. 55'38" West, 150.76 feet to an iron rod (new). Said point being the southwest most corner of the herein described parcel and the southeast most corner of a parcel belonging to Frank A. Harris of record in Book 4510, page 164, said register's office. THENCE leaving g the aforementioned mentioned margin North 4 deg. 50'00" East 188.31 feet to a pipe (old) on the southerly margin of State Highway 45. said point being the northeast most corner of the herein described parcel, and the northeast most corner of the aforementioned parcel belonging to Frank A. Harris; THENCE along the southerly margin of State Highway 45, South 84 deg 25'.51" East 182.07 Feet to the point of beginning containing + or – 33.926.925 or + or – 0.779 acres.

JRE
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