Return to:
PREPARED BY:
Beatrice Buchanan
711 Hazelwood Dr.
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20120072821 DEEDQC
Recvd: 09/26/12 15:54 2 pgs
Fees:12.00 Taxes:0.00
20120926-0087824

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is zero ($0).

AFFIANT

Subscribed and sworn to before me
this 6 day of September, 2012.

NOTARY PUBLIC
My Commission Expires: July 13 2013

ADDRESS OF NEW OWNER:

James Buchanan, Jr.,
317 Pioneer Dr.
Smyrna, Tennessee
37167

SEND TAX BILLS TO:
Same as above

RHONDA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Map/Parcel ID: 04100004800

Map/Parcel: 04100004800

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Beatrice Buchanan, Grantor, hereby conveys all of her undivided right, title and interest to the hereinafter described property to James Lurton Buchanan Jr., Grantee. Said property conveyed herein is described as follows:

BEGINNING at the southeast corner of the property conveyed to Edward L. Buchanan and wife, of record in Book 2903, Page 493, Register's Office for said County; thence with Buchanan's easterly line N 43° 45' E 125 feet; thence N 8° 30' E 45 feet to the southwest corner of the Mrs. F. G. Buchanan property; thence with her southerly line S 68° E 290 feet; thence S 1° 30' W 470 feet more or less to the southeast corner of another tract shown as the Mrs. F. G. Buchanan property; thence with the northeasterly line of said property N 39° W 550 feet more or less to the beginning. Together with a 12 foot right-of-way as shown on said survey across the Mrs. F. G. Buchanan property to the north.

This conveyance is made subject to a 12 foot right-of-way along the westerly line of the above described property as shown on the above mentioned survey.

Being the same property conveyed to James L. Buchanan, Sr. and wife, Beatrice Buchanan by Warranty Deed from Stephen Bombick and wife, Sarah Bombick, dated January 26, 1987 of record in Book 7129, Page 145, Register's Office for Davidson County, Tennessee. The said James L. Buchanan, Sr. having since died leaving Beatrice Buchanan as sole surviving tenant by the entirety.

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.

IN WITNESS WHEREOF, this document was executed this 6 day of September, 2012.

x Beatrice Buchanan
Beatrice Buchanan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Beatrice Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 6th day of September, 2012.

Rhonda Stewart
Notary Public

My Commission Expires:_____

My Commission Expires July 21, 2013

RHONDA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN