QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 10/23/12 13:56 6 pgs
Fees:37.00 Taxes:0.00
20121023-0097091

This Instrument Prepared by:
(Based upon information provided by Grantor)
Richard Manson, Attorney
215 2nd Ave. N.
Suite #300
Nashville, TN 37201

RICHARD MANSON, ATTORNEY AT LAW

Address of New Owner	**Send Tax Bills To**	**Map-Parcel Nos.**
Deborah A. Cole **4012 Enchanted Way** **Nashville TN 37208**	**Same**	69-2-098 81-11-0216.00 150-03-0-486.00

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to Deborah A. Cole, We, Larry Neal Cole, Jr. and Deborah A. Cole both unmarried, by these presents do hereby quitclaim and convey unto **Richard Manson**, Trustee, his successors and assigns, (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

See Exhibit "A" for Legal Descriptions

Larry Neal Cole, Sr. having since died intestate in Davidson County Tennessee on December 7, 2011. The Decedent's Estate was admitted to Probate on the 5th day of January, 2012 in the Seventh Circuit Court for Davidson County, Tennessee, bearing Probate Docket Number #12P21. The only heirs at Law are Larry Neal Cole, Jr. and Deborah A. Cole. The Court approved the appointment of Deborah A. Cole as the Administratrix of Decedent's Estate. The Administratrix is duly qualified. All debts of the Decedent have been paid.

AND NOW, I, the said **Richard Manson**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Deborah A. Cole,

her heirs 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.

IN WITNESS WHEREOF, we have hereunto set our hands on *this* 19th day of October 2012

Signed, sealed and delivered by Grantor.

Larry Neal Cole, Jr.

Deborah A. Cole

Richard Manson, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 0.00.

Eura P. Patterson

AFFIANT

Notary Public

My Commission Expires: _____

RICHARD MANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Larry Neal Cole, Jr. and Deborah A. Cole, the bargainor (s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October 2012.

Commission expires:

Notary Public

RICHARD MANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, the within named Richard Manson, Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October 2012.

Commission expires: 01-09-2016

Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Map & Parcel No. 69-2-
098

Exhibit A
4320 Ashland City Hwy

Land in Davidson County, Tennessee, described as follc

Being Lot No. 2 in the Resubdivision of Lot No. 6, Enchanted Hills, Section 1, as of record in Plat Book 5800, Page 296, Register's Office for Davidson County, Tennessee, beginning at an iron pin located in the northerly margin of Hydes Ferry Pike, as presently located, said point being the southeast corner of Lot No. 1 of said subdivision; thence along the line common to Lot No. 1 and Lot No. 2 N 20° 45' 32" E 208.68 feet to an iron pin; thence along the north line of this described lot S 70° 45' 06" E 19.10 feet to an iron pin; thence S 57° 11' 36" E 86.59 feet to an iron pin, said point being the northeast corner of this lot; thence along the east line of this described lot S 21° 50' 00" W 190.00 feet to a concrete monument in the north margin of Hydes Ferry Pike; thence with said margin with a curve to the left having a radius of 6,416.20 feet, a distance of 110.00 feet to the point of beginning, containing 22,516 sq. ft., 0.52 acres, more or less.

Being the same property conveyed to Larry N. Cole, Sr. by deed of record in Book 9514, Page 424 recorded 11/7/1994, Register's Office for Davidson County, Tennessee.

1742 17th Ave North

Map & Parcel No. 81-11-
0-216.0

Being the northerly ½ of Lot No. 358, on the Plan of McGavock, Wetmore & Others' 2nd Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Larry N. Cole by deed from Milton Keesee, of record in Book 11447, Page 264, Register's Office for Davidson County, Tennessee.

Map & Parcel No. 150-03-
0-486.00

O High Rigger

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by J. Bell, Surveyor, dated August 14, 1964.

BEGINNING at a point in the easterly margin of Anderson Road said point being approximately 2535 feet south of Smith Springs Road where it intersects with Anderson Road; thence North 87 degrees 30 minutes West 1046 feet running across the aforesaid Anderson Road since the portion of the legal description whereinafter described lies on the westerly side of the said Anderson Road but the beginning point and a portion of the property embraced the width of Anderson Road and continuing for the aforesaid distance with the northerly margin of the Donegan property to a point; thence South 3 degrees 30 minutes West with Donegan's westerly line and others 1629 feet to a point, thence North 87 degrees 30 minutes West with Knight and Smith's northerly line 1385 feet to a point; thence North 3 degrees East with Williams and Butler's easterly lines 2109.36 feet to a point; thence South 86 degrees 30 minutes East 799 feet; thence with Wilger's and Jones' east lines North 3 degrees 15 minutes East 617.9 feet to a point; thence South 88 degrees East with a part of Jones' southerly line 240 feet to a point; thence South 3 degrees 15 minutes East with Peay's westerly line 1065 feet to a point; thence South 86 degrees 30 minutes East with Peay's southerly line 1350 feet crossing Anderson Road to a point in the easterly margin of Anderson Road; thence with the said easterly margin of Anderson Road South 6 degrees 5 minutes West 33 feet to the point of beginning, containing 68.94 acres, more or less.

Being the same property conveyed to Herschel Hearn, etux in Book 1728, Page 171, and Book 1734, Page 132, Register's Office for Davidson County, Tennessee, and the said Herschel Hearn first wife having since deceased and he having acquired the entire title to the real estate as his supervising tenant by the entirety and he having since intermarried with Juanita Allison Hearn, and being the same property conveyed from Herschel Hearn to Herschel Hearn and wife, Juanita Allison Hearn, by deed of record in Book 3825, Page 956, said Register's Office.

Being the same property conveyed to Larry N. Cole, Sr. by deed and recorded in Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE