BILL GARRETT, Davidson County
Trans:T20120082926 DEEDQC
Recvd: 10/31/12 12:01 3 pgs
Fees:17.00 Taxes:0.00

20121031-0099984

QUITCLAIM DEED

FROM: JAMES ALVIN CROSSMAN

TO: MARY B. CROSSMAN

This instrument Was Prepared by:
Rebecca K. McKelvey, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
4400 Ridgefield Way, #205 Nashville, TN 37205	SAME	117-14

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Mary Bell Crossman v. James Alvin Crossman, Civil Action No. 10D-3310, Third Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Mary Bell Crossman
Affiant

Sworn to and subscribed before me, this the 18th day of Oct, 2012.

Notary Public

My Commission Expires: 11.3.15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CANDACE HOLLORAN

17460N:101558:961807:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Mary Bell Crossman v. James Alvin Crossman, Civil Action No. 10D-3310 in the Third Circuit Court for Davidson County, Tennessee.** Accordingly, **James Alvin Crossman** does hereby quitclaim unto the said **Mary B. Crossman**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by George Anton, dated March 15, 1966 as follows:

BEGINNING at a point on the southerly margin of Murfreesboro Road at the intersection of said margin with the westerly margin of a proposed street, said point being North 60 deg. 59' West 61.8 feet from the easterly line of the property formerly owned by Arlington Methodist Church for a Parsonage, said point being shown as a concrete monument in said easterly line and on the plan of Seven Oaks, Section II, as of record in Book 2133, page 36, Register's Office for said County; thence with said proposed street, South 18 deg. 30' West 150 feet; thence North 60 deg. 59' West 150 feet to the easterly margin of a proposed drive; thence with same, North 18 deg. 30' East 150 feet to the southerly margin of Murfreesboro Road; thence with the same, South 60 deg. 59' East 150 feet to the beginning.

INCLUDED in the above described property, but EXCLUDED therefrom a tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Humble Oil & Refining Company, of record in Book 4302, page 153, Register's Office for said County, described as follows:

Beginning at a point in the South right-of-way line of Murfreesboro Road, being the Northwest corner of McGavock Pike right-of-way; thence in a southerly direction along the West right-of-way line of McGavock Pike for a distance of 25.00 feet to a point 30.00 feet west of the center line of McGavock Pike; thence in a Northwesterly direction along a curve to the left with a 34.69 feet radius for a distance of 39.27 feet to a point, this point being in the South right-of-way line of Murfreesboro Road, and 55.00 feet West of the center line of McGavock Pike; thence in an easterly direction along the South right-of-way line of Murfreesboro Road for a distance of 25.00 feet to the point of beginning.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman, of record at Instrument No. 20040708-0081194, said Register's Office.

The above description is the same as in the previous deed of record.

This is improved property known as 1301 Murfreesboro Road, Nashville, TN.

Witness my hand this 18th day of Oct, 2012.

James Alvin Crossman

James Alvin Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace Holloran, a Notary Public of said County and State, JAMES ALVIN CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of Oct, 2012.

Candace Holloran

Notary Public

My Commission Expires: 11-3-15