BILL GARRETT, Davidson County
Trans:T20120082926 DEEDQC
Recvd: 10/31/12 12:02 3 pgs
Fees:17.00 Taxes:0.00
20121031-0099987

# 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<br>Nashville, TN 37205 | SAME | 51-8-9<br>51-4-179 |

## 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

GRACE HOLLOWAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

17460N:101558:958697:1: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:

**TRACT NO. 1**

Legal Description of a parcel located in the 19th Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to an iron pin set (IPS); thence leaving Gallatin Pike and with the south line of Madison Square Shopping Center for the following eight (8) calls; N 69 16' 37" W 21.94 feet to an IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to a IPS; thence paralleling the north face of the building while being one foot plus or minus from the actual faced of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 08' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35' 31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPF; thence leaving N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farris property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with the north margin of West Webster Street for two calls; S 64 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning.

Less and except the following:

Tract A of the subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman by deed from Freda G. Moon and husband, Anthony Joseph Moon, individually, and from Freda G. Moon as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, and from Mark R. Garrett, individually, and Mark R. Garrett as Co-Trustee and Co-Executor under the Will of Ray E. Garrett and from Ruth F. Garrett, Co-

Executor and Co-Trustee under the Will of Ray E. Garrett, as of record in Book 7732, page 43, said Register's Office.

**TRACT 2**

Tract A of the Subdivision of the James and Mary Crossman property of record in Instrument No. 20010508-0047136, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being the same property conveyed to James A. Crossman and wife, Mary Crossman of record in Instrument No. 20050830-0103762, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 920 Gallatin Road, Nashville, Tennessee.

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

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 STATE OF TENNESSEE DAVIDSON COUNTY

Candace Holloran
Notary Public

My Commission Expires: _____