BILL GARRETT, Davidson County
Trans:T20120082926 DEEDQC
Recvd: 10/31/12 12:03 3 pgs
Fees:17.00 Taxes:0.00
20121031-0099988

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	29-269.00 29-295.00

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.

Candace Hollingsworth
Notary Public

My Commission Expires: 11-3-15

CANDACE HOLLINGSWORTH NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

17460N:101558:958656:1: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:

Two tracts of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Lot No. 1 of the Gifford-Proctor Subdivision as of record in Book 4470, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 452.72 feet on the northerly margin of State Highway 112 and extends back 348.82 feet on the southeasterly line and 538.58 feet on the northerly line to a point in the rear.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman by deed from William C. Gifford and wife, Sue D. Gifford, of record in Book 5662, page 787, said Register's Office.

TRACT NO. 2. Being a 1.31 acre tract of land described according to the survey of Perry A. Chapdelaine, Jr., Surveyor, dated February 8, 1977 as follows:

Beginning at an iron pipe, the Northwest corner of a 1.71 acre tract of Grady Proctor; thence North 35 degrees 02' 28" East 64.39 feet to an iron pin this survey; thence with Grady Proctor's line, and with a curve whose radius is 1857 feet, curving slightly to the right, a distance of 285.61 feet to a iron pin this survey; thence South 46 degrees 05' 47" West 329.40 feet to a point in the Northerly line of a tract of William Gifford; thence with said line South 88 degrees 03' 03" East 413.68 feet to the beginning; containing 1.31 acres, more or less, and being an addition to William Gifford's tract, Book 4452, page 641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman, by deed from William C. Gifford and wife, Sue D. Gifford, of record in Book 5662, page 787, said Register's Office.

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

This is improved property known as 0 Clarksville Pike and 5540 Clarksville Pike, Joelton, Tennessee 37080.

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.

Notary Public

My Commission Expires: 11-3-15

CANDACE HOLLORAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY