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Highway 100/Goodyear Property

BILL GARRETT, Davidson County
Trans:T20120083539 DEEDQC
Recvd: 11/01/12 15:34 5 pgs
Fees:27.00 Taxes:0.00
20121101-0100715

CO-TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ann Webb Betty, Benjamin R. Betty, IV and Virginia Dobson Betty c/o 114 Jefferson Square Nashville, TN 37215	**(SAME)**	**Map-130-1 Parcel-115**

WHEREAS, ANN WEBB BETTY and VIRGINIA DOBSON BETTY each own a Twenty-Five and 25/100s Percent (25.25%) undivided interest in the property described below; and

WHEREAS, ANN WEBB BETTY, BENJAMIN R. BETTY, IV and VIRGINIA DOBSON BETTY, the CO-TRUSTEES OF THE NANCY DOBSON BETTY QUALIFIED MARITAL TRUST (the "Co-Trustees of the Trust") owns the remaining Forty-Nine and 50/100s Percent (49.5%) undivided interest in said real property;

WHEREAS, the Co-Trustees of the Trust desire to quitclaim and convey the Forty-Nine and 50/100 percent (49.5%) undivided interest one-third (1/3rd) equally to ANN WEBB BETTY, BENJAMIN R. BETTY, IV and VIRGINIA DOBSON BETTY, individually, as tenants in common;

IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, ANN WEBB BETTY, BENJAMIN R. BETTY, IV and VIRGINIA DOBSON BETTY, CO-TRUSTEES OF THE NANCY DOBSON BETTY QUALIFIED MARITAL TRUST (hereinafter referred to as "Grantor"), by these presents and for the purpose of properly terminating the Trust; do hereby quitclaim and convey unto ANN WEBB BETTY, BENJAMIN R. BETTY, IV and VIRGINIA DOBSON BETTY,

(hereinafter referred to as "Grantee"), their successors and assigns, a Forty-Nine and 50/100s Percent (49.5%) undivided interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Land located in Davidson County, Tennessee and being Lots No. 7, 8, 9 and 10 of Block "Z" of the Second Revised Plan of Block "Y" and "Z" in the Highlands of Belle Meade No. II, of record in Book 1130, page 63, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof. And more particularly described based upon a survey prepared by Allen R. Trumbo, TN RLS No. 1127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167, dated 11-18-99, Job No. 99053.

Beginning at a P K Nail situated in the easterly margin of U.S. Highway 100, said point being 129.53 feet more or less south of the southeast curve return at the intersection of U.S. Highway 100 and Heady Drive, said point being the northwest corner of the property herein conveyed.

Thence, leaving said road, S 64 deg 23 min 27 sec E, a distance of 227.64 feet to a P K Nail in a 20-foot alley;

Thence, with said alley, S 25 deg 36 min 23 sec W, a distance of 104.19 feet to an iron rod;

Thence, S 29 deg 16 min 28 sec W a distance of 4.59 feet to an iron rod.

Thence, N 61 deg 51 min 27 sec W, a distance of 230.06 feet to a railroad spike in the easterly margin of Highway 100;

Thence, with said road and around a curve to the left having a central angle of 01 deg 29 min 47 sec, a radius of 3776.68 feet, a length of 98.63 feet, a tangent of 49.32 feet and a chord which bears N 27 deg 03 min 06 sec E for a distance of 98.63 feet to the point of beginning and containing 23717.260 square feet or 0.544 acres.

Being the same property conveyed to Ann Webb Betty, Virginia Dobson Betty and Benjamin R. Betty, IV, Co-Trustees of the Nancy Dobson Betty Qualified Marital Trust, by deed dated December 26, 2005 from Ann Webb Betty, Virginia Dobson Betty and Benjamin R. Betty, IV, Co-Trustees of the Benjamin R. Betty, III Family Trust, filed of record on December 28, of record in Instrument No. 20051228-0155716, in the Register's Office for

Davidson County, Tennessee.
After the conveyance in this Instrument, the undivided ownership interest in said property shall be: ANN WEBB BETTY – Forty-One and 75/100s Percent (41.75%), VIRGINIA DOBSON BETTY – Forty-One and 75/100s Percent (41.75%) and BENJAMIN R. BETTY, IV – Sixteen and 50/100s Percent (16.50%).

This is improved property known as 6015 Highway 100, in Davidson County, Nashville, Tennessee.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the forty-nine and 50/100 percent (49.5%) interest in said property to the Co-Trustees of the Nancy Dobson Betty Qualified Marital Trust. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 26th day of October, 2012.

NANCY DOBSON BETTY QUALIFIED MARITAL TRUST -Grantor

By: _____
Ann Webb Betty, Co-Trustee

By: _____
Benjamin R. Betty, IV, Co-Trustee

By: _____
Virginia Dobson Betty, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Janet Baxter, a Notary Public of this County, ANN WEBB BETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Nancy Dobson Betty Qualified Marital Trust, and that she executed the within instrument for the purposes therein contained for and on behalf of said trust.

WITNESS MY HAND, at office, this 25th day of Oct, 2012.

JANET BAXTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet Baxter
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 6, 2015

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Janet Baxter, a Notary Public of this County, BENJAMIN R. BETTY, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Trustee of the Nancy Dobson Betty Qualified Marital Trust, and that he executed the within instrument for the purposes therein contained for and on behalf of said trust.

WITNESS MY HAND, at office, this 26th day of Oct., 2012.

JANET BAXTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet Baxter
Notary Public
My Commission Expires: MY COMMISSION EXPIRES JANUARY 6, 2015

STATE OF COLORADO)
COUNTY OF Boulder)

Personally appeared before me Virginia Dobson Betty, a Notary Public of this County, VIRGINIA DOBSON BETTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Co-Trustee of the Nancy Dobson Betty Qualified Marital Trust, and that she executed the within instrument for the purposes therein contained for and on behalf of said trust.

WITNESS MY HAND, at office, this 19 day of October, 2012.

Joseph Vidal NOTARY PUBLIC STATE OF COLORADO

Joseph Vidal
Notary Public
My Commission Expires: 05/31/2016

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

Nancy Betty Dobson Qualified Marital Trust, Grantor

By: Ann Webb Betty
Ann Webb Betty, Co-Trustee

Sworn and subscribed to before me this 26th day of October, 2012.

My Commission Expires: 05-03-2016

Tommy C. Estes
Notary Public

TOMMY C. ESTES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016