BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120085316 DEEDQC
Recvd: 11/07/12 15:17 7 pgs
Fees:37.00 Taxes:0.00
20121107-0103001

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES KEITH GOINS, JR.	**SAME**	**043-12-0-064.00**
(NAME)	(NAME)	**043-16-0-045.00**
217 KENNETT ROAD		
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MICHELLE GOINS HART, MICHAEL WAYNE GOINS, JR., MARK W. GOINS, AND MATTHEW W. GOINS, BEING THE LINEAL DESCENDANTS OF MICHAEL WAYNE GOINS, SR., HAVING PREDECEASED HIS MOTHER, RUBY IRENE GOINS, AND PURSUANT TO THE AFFIDAVIT OF HEIRSHIP AS TO THE HEIRS AT LAW OF RUBY IRENE GOINS OF RECORD AS INSTRUMENT NO. 20121102-0100979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **CHARLES KEITH GOINS, JR.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County Tennessee, being part of Lot No. 9 on the plan of the Anderson Estates, as of record in Plat Book 1130, page 37, Register's Office for said County, being Lot 10 on the plan of Vandiver's Subd. of the easterly part of said lot 9 of Anderson Estates, not of record, described according to survey made by Ewell Anderson, Surveyor, July, 1944, as follows: Beginning at a point on the easterly margin of Vandiver Drive, 500 feet northerly from the northeast corner of said Vandiver Drive and the Old Hickory Blvd., said point being the northwesterly corner of Lot No. 9 on said unrecorded plan; thence with the easterly margin of said Vandiver Drive, northwardly 50 feet to the southwest corner of Lot 11 on said unrecorded plan; thence with the line between said Lots Nos. 10 & 11, eastwardly 235.3 feet to the low water mark of the Cumberland River; thence with the low water mark of said River, southwardly 50.1 feet to the northeasterly corner of said Lot 9; thence with line between said lots 9 and 10, westerly 242.4 feet to the point of beginning.

Being the same property conveyed to CHARLIE KEITH GOINS and wife, RUBY IRENE GOINS, by deed from CLARENCE PRESTON and wife, BERTHA PRESTON, of record as Book 1814, page 375, dated April 14, 1950, said Register's Office. The said Charlie Keith Goins having since died on or about January 27, 2004, leaving Ruby Irene Goins as the surviving tenant by the entirety. The said Ruby Irene Goins having since died on or about November 14, 2007. By operation of law, the subject property passed to her sons, Charles Keith Goins Jr. and Michael Wayne Goins Sr. The said Michael Wayne Goins Sr., having died on or about July 28, 2002, having predeceased Ruby Irene Goins. The said Michael Wayne Goins Sr.'s share of subject property passed by operation of law to his children, Michelle Goins Hart, Michael Wayne Goins, Jr., Mark W. Goins and Matthew W. Goins, as evidenced by Affidavit of Heirship as to the Heirs at Law of Ruby Irene Goins of record as Instrument No. 20121102-0100979, said Register's Office.

-Exhibit continued on page 7-

Unimproved (X)
This is improved(X) property known as **110 & 0 VANDIVER DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of October, 2012.

Michelle Goins Hart

MICHELLE GOINS HART

MICHAEL WAYNE GOINS, JR.

MARK W. GOINS

MATTHEW W. GOINS

CHARLES KEITH GOINS, JR.

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle Goins Hart,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of October, 2012.

My Commission Expires: 11-13-2012

KIMBERLY A HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Keith Goins, Jr.** the bargainor, 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 office this _____ day of October, 2012.

My Commission Expires: _____

Notary Public

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of ~~October~~ November, 2012.

MICHELLE GOINS HART

MICHAEL WAYNE GOINS, JR.

MARK W. GOINS

MATTHEW W. GOINS

CHARLES KEITH GOINS, JR.

STATE OF TENNESSEE
COUNTY OF_____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle Goins Hart,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____day of October, 2012.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF_____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Keith Goins, Jr.** the bargainor, 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 office this _____day of October, 2012.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mark W. Goins,** the bargainor, 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 office this 5th day of ~~October~~ November, 2012.

My Commission Expires: April 29, 2014

Gina L. Head
Notary Public

GINA L HEAD
STATE OF TENNESSEE NOTARY PUBLIC
Exp. April 29, 2014
ROBERTSON COUNTY

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of ~~October~~ November, 2012.

MICHELLE GOINS HART

MICHAEL WAYNE GOINS, JR.

MARK W. GOINS

MATTHEW W. GOINS

CHARLES KEITH GOINS, JR.

STATE OF TENNESSEE
COUNTY OF_____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle Goins Hart,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____day of October, 2012.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF_____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Keith Goins, Jr.** the bargainor, 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 office this _____day of October, 2012.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Wayne Goins, Jr.,** the bargainor, 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 office this 6th day of ~~October~~ November, 2012.

My Commission Expires: 07/12/16

EDITH A. STAINFORTH
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Matthew W. Goins,** the bargainor, 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 office this 6th day of ~~October~~ November, 2012.

My Commission Expires: 07/12/16

EDITH A. STAINFORTH
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS CO. TENN.

Notary Public

Tract 2:

Land in Davidson County, Tennessee being part of Lot No. 9, on the plan of the Anderson Estates, of record in Plat Book 1130, page 37, Register's Office for said County, being Lot 9 on the plan of Vandiver's Subdivision of the easterly part of said Lot No. 9 of Anderson Estates, not of record, described according to a survey made by Ewell Anderson, Surveyor, July, 1944, as follows: Beginning at a point on the easterly margin of Vandiver Drive, 450 feet northerly from the northeast corner of said Vandiver Drive and Old Hickory Blvd., said point being the northwest corner of Lot 8 on said unrecorded plan; thence with the easterly margin of said Vandiver Drive, northerly 50 feet to the southwest corner of Lot 10 on said unrecorded plan; thence with the line between said Lots Nos. 9 and 10, easterly 242.4 feet to the low water mark of the Cumberland River, thence with the low water mark of said Cumberland River, South 50.1 feet to the northeast corner of said Lot No. 8; thence with the line between said Lots Nos. 8 and 9, westerly 249.5 feet to the beginning.

Being the same property conveyed to CHARLES KEITH GOINS and wife, RUBY IRENE GOINS, by deed from EDWARD DANIEL GOINS and wife, MARY GOINS, of record as Book 1913, page 505, dated December 9, 1950, said Register's Office. The said Charles Keith Goins having since died on or about January 27, 2004, leaving Ruby Irene Goins as the surviving tenant by the entirety. The said Ruby Irene Goins having since died on or about November 14, 2007. By operation of law, the subject property passed to her sons, Charles Keith Goins Jr. and Michael Wayne Goins Sr. The said Michael Wayne Goins Sr., having died on or about July 28, 2002, having predeceased Ruby Irene Goins. The said Michael Wayne Goins Sr.'s share of subject property passed by operation of law to his children, Michelle Goins Hart, Michael Wayne Goins, Jr., Mark W. Goins and Matthew W. Goins, as evidenced by Affidavit of Heirship as to the Heirs at Law of Ruby Irene Goins of record as Instrument No. 20121102-0100979, said Register's Office.

Charles Keith Goins and Charlie Keith Goins were one and the same person.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.