BILL GARRETT, Davidson County
Trans:T20120089227 DEEDQC
Recvd: 11/21/12 13:04 3 pgs
Fees:17.00 Taxes:0.00
20121121-0107531

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson
Attorney at Law
2320 Bryana Ct.
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Archie Grant, III 979 Hitt Lane Goodlettsville, TN 37072	New Owner	Map 025 Parcel 184

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ARCHIE T. GRANT, JR. and wife RUBY JEAN GRANT, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARCHIE T. GRANT, III, hereinafter the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Sylvia M. Grant, with a Life Estate reserved unto Archie T. Grant, III, and wife Ruby Jean Grant and Ruby May Grant, by Deed from Archie T. Grant, Jr., joined by his wife Ruby Jean Grant and Ruby May Grant, an unremarried widow, of record in Book 9202, Page 342, Register's Office for Davidson County, Tennessee, and further conveyed to Archie T. Grant, III from Sylvia M. Grant as fee title owner and/or remainderman, joined by Archie T. Grant, Jr. and wife Ruby Jean Grant, Life Estate Joint Tenants with Full Rights of Survivorship, collectively called the Grantors, by Quitclaim Deed of record in Instrument Number 20070604-0065673, said Register's Office. Said Quitclaim Deed was executed solely for the purpose of terminating the life estate of Ruby May Grant, previously reserved under said Deeds of record in Book 9202, Page 342, said Register's Office

The Grantor herein hereby executes this instrument for the sole purpose of terminating any life estate held by Archie T. Grant, Jr., and wife Ruby Jean Grant reserved under that Quitclaim Deed of record in Instrument Number 20070604-0065673, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of November, 2012.

Archie T. Grant, Jr.

Ruby Jean Grant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Archie T. Grant, Jr., and Ruby Jean Grant, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of November, 2012.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/1/15

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this
13 day of November 2012.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission Expires 3/1/15

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron pipe on the northerly right-of-way line of Hitt Lane and a corner common with the property of William N. Gore, Jr. et ux of record in Book 3647, Page 325 at the Register's office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Hitt Lane for the following two calls:
1) South 57 deg 32 min 41 sec West, 139.19 feet to an existing concrete monument,
2) South 64 deg 49 min 30 sec West, 213.80 feet to the true point of beginning, a corner common with Lot 1, Archie Grant Subdivision of record in Plat Book 5190, Page 637;

Thence continuing with the northerly right-of-way line of Hitt Lane for the following two calls:
1) South 64 deg 49 min 30 sec West, 400.18 feet to a point,
2) South 57 deg 18 min 31 sec West, 150.43 feet to an existing iron rod;

Thence leaving the northerly right-of-way line of Hitt Lane with the easterly property line of Joyce F. Jackson, North 02 deg 57 min 50 sec East, 20.40 feet to a corner common with the property of Archie T. Grant III of record in Book 9206, Page 670;

Thence with the easterly property line of Archie T. Grant III North 05 deg 25 min 03 sec East, 339.43 feet to a point on the southerly property line of said William N. Gore Jr. et ux;

Thence with the southerly property line of William N. Gore Jr. et ux, North 84 deg 04 min 22 sec East, 384.70 feet to an existing iron rod at a corner common with said Lot 1 of Archie Grant Subdivision;

Thence with the westerly line of said Subdivision, South 26 deg 29 min 24 sec East, 163.73 feet to the point of beginning, containing 109,095 square feet or 2.505 acres more or less.