BILL GARRETT, Davidson County
Trans:T20120099747 DEEDQC
Recvd: 12/28/12 15:58 4 pgs
Fees:22.00 Taxes:0.00
20121228-0120298

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Greer C. Tidwell, Jr., Affiant Subscribed and sworn to before me this 24th day of December, 2012. Notary Public My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
The Greer C. Tidwell Sr. Family Trust c/o Claudette B. Tidwell, Trustee 7544 Lakeview Drive Nashville, Tennessee 37209	SAME	Map 88-00-0 Parcel 22.00

QUITCLAIM DEED

For and in consideration of love and affection as a gift, Greer C. Tidwell, Sr. (the "Grantor") hereby remises, releases and quitclaims unto Claudette B. Tidwell and Greer C. Tidwell, Jr., Trustees of The Greer C. Tidwell Sr. Family Trust dated December 24, 2012 (the "Grantee"), and to the Grantees' successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 26th day of December, 2012.

[THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

Greer C. Tidwell, Sr.

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 Greer C. Tidwell, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of December, 2012.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, June 23 and 27, 1961, as follows:

BEGINNING at an iron pin in the northwesterly margin of Lakeview Drive, said iron pin lying in the northeasterly line of the Fourth Tract of land, containing 265 acres, more or less, conveyed to Cecil Collins, by deed from Fred Webb Jackson and wife, of record in Book 2491, page 177, Register's Office for said County; thence with said Collins' northeasterly line north 46° 30' west 408 feet to a 36 inch gum; thence with the same north 53° 30' west 643 feet to a 10 inch elm in the northeasterly margin of Old Pond Creek-Indian Creek Road; thence with said Collins' northeasterly line, being the northeasterly margin of said Road, north 28° 15' west 196 feet to a 14 inch walnut; thence with the same, north 35° west 430 feet to a 24 inch white oak; thence leaving said margin with said Collins' northeasterly line north 62° 30' west 240 feet to a 20 inch maple; thence with the same north 66° 30' west 162 feet to a 12 inch gum in the southerly line of the property conveyed to William Hull, et al, by deed from Warren B. Sloan and wife, as of record in Book 535, page 623, said Register's Office; thence with said Hull's southerly line along a 7 strand barb wire fence as follows: North 34° 30' east 586 feet to a 10 inch gum, north 35° east 231 feet to an 8 inch red oak, north 42° 30' east 197 feet to a 24 inch oak, north 82° 15' east 76 feet to a 6 inch hickory, south 44° east 427 feet to a dead snag and south 54° 30' east 313 feet to 20-inch black oak at the northwest corner of a 9-acre tract as shown on said survey; thence with the westerly line of said 9 acre tract as follows: south 7° east 214 feet to an iron pin, south 14° 35' east 238 feet to an iron pin, south 28° east 723 feet to an 8 inch hackberry and south 35° 25' east 469 feet to an iron pin in the northwesterly margin of Lakeview Drive; thence with the northwesterly margin of said Drive south 56° west 430 feet to the beginning, containing 38.8 acres.

Being the same property conveyed to Greer C. Tidwell and wife, Claudette B. Tidwell, by deed from Frederick Lee Horton, Jr., and wife, Rosalyn Donnell Horton, of record in Book 4547, page 744, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Greer C. Tidwell, Sr., by deed from Claudette B. Tidwell of record as Instrument No. 20121227-0119627, Register's Office for Davidson County, Tennessee.

Greer C. Tidwell and Greer C. Tidwell, Sr., are one and the same person.

This is improved property known as 7544 Lakeview Drive, Nashville, Tennessee 37209.