This instrument was prepared by
Larry A. Rocconi, Jr., Attorney
Cunningham, Mitchell & Rocconi
308 S. Second Street
Clarksville, Tennessee 37040

SAMMYE B. BOEHMS

TO: QUITCLAIM DEED

C. NELSON BOEHMS, ET AL

BILL GARRETT, Davidson County
Trans:T20120099908 DEEDQC
Recvd: 12/31/12 10:11 2 pgs
Fees:12.00 Taxes:0.00
20121231-0120555

THIS INSTRUMENT, made and entered into on this the 28th day of December, 2012, by and between SAMMYE B. BOEHMS, Grantor, and C. NELSON BOEHMS AND ANNAMARIA BRACY BOEHMS, Grantee(s).

W I T N E S S E T H :

THAT, FOR A GOOD AND VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby convey and quitclaim an undivided one-half (½) interest to C. NELSON BOEHMS and a undivided one-half (½) interest to ANNAMARIA BRACY BOEHMS, Grantees, all right, title and interest of Grantor in and to the following described real estate, to-wit:

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a concrete monument, the northwest corner of Verner C. Bracy's 8 acre tract and continuing as follows: S 79 deg. 41' East 907.57 feet to a fence post, the northeast corner of Verner Bracy's 8 acre tract; thence N 1 deg. 46' East 139.53 feet to a fence post in the right of way of Highway 41A; thence with said right of way as follows, N 55 deg. 26' West 98.92 feet; thence N 52 deg. 31' West 202.10 feet; thence N 50 deg. 26' West 218.23 feet; thence N 40 deg. 37' East 10.00 feet; thence N 48 deg. 26' West 185.64 feet; thence 46 deg. 31' West 201.75 feet; thence N 44 deg. 31' West 201.75 feet; thence N 42 deg. 31' West 201.75 feet; thence N 40 deg. 31' West 201.74 feet; thence N 38 deg. 40' West 169.47 feet; thence S 52 deg. 10' West 10.00 feet to an iron pin, the northeast corner of Tract 1; thence S 4 deg. 41' West 969.99 feet to an iron pin, the southwest corner of this tract; thence S 81 deg. 31' East 415.61 feet to an iron pin; thence S 9 deg. 08' West 110 feet to the beginning, containing 15.73 acres, more or less.

This being of the same property conveyed unto Sammye B. Boehms by deed of record in Book 4983, Page 221, in the Register's Office for Davidson County, Tennessee.

This property is further identified as tax parcel # 013-00-0-005.00, in the Davidson County Tax Assessor's Office.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER IRS §5064 (E) OR OTHER APPLICABLE LAW.

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

IN WITNESS WHEREOF, Grantors have hereunto signed on this the 28 day of December, 2012.

SAMMYE B. BOEHMS
Grantors

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public in and for said State and County, SAMMYE B. BOEHMS, the within named bargainors 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 SEAL, of office, this 28 day of December, 2012.

Notary Public

My Commission Expires: 4-13-14

SALLIE K. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Name & Address of Property Owner:

C. Nelson Boehms, et al
4162 Trough Springs Rd.
Adams, TN 37010

Name & Address of Person Responsible for Payment of Taxes (if different)

SAME

STATE OF TENNESSEE, MONTGOMERY COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant_____.

Subscribed and sworn to before me this the _____ day of December, 2012.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
31 Day of Dec, 2012
, Deputy Register