Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

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 day of February, 2013.

Notary Public
My commission expires 7/14/

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130011306 DEEDQC
Recvd: 02/11/13 09:02 3 pgs
Fees:17.00 Taxes:0.00
20130211-0013663

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon C. Martin 5168 Old Hydes Ferry Pike Nashville, TN 37218	SAME	Map 67 Parcel 038.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, David T. Martin, Robert D. Martin, and Brandon C. Martin, Grantors, by these presents, hereby quitclaims and conveys all of their rights, title and interests unto Brandon C. Martin, hereinafter referred to as the Grantee, in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Robert Dell Martin and wife, Shirley Louise Martin and Bodil Alta Bennett by Deed from Elmer C. Newman and wife, Carol C. Newman of record in Book 6345, page 334, Register's Office for Davidson County, Tennessee. Subsequently Bodil Alta Bennett having conveyed her interest to Shirley Louise Martin by Quitclaim Deed of record in Book 10344, page 348, said Register's Office and Robert Dell Martin having since divested his interest in and to Shirley Louise Martin pursuant to Final Divorce Decree, Docket No. 85D-2075, recorded in Minute Book 32B, page 1244, Probate Court for Davidson County, Tennessee. The said Shirley Louise Martin having now passed away and the Grantors being the sole Heirs-at-Law and Beneficiaries of Shirley Louise Martin.

This is improved property know as 5168 Old Hydes Ferry Pike, Nashville, TN 37218.

Said property is conveyed subject to any limitations, easements, restrictions and encumbrances and any other matters of record as may affect the property.

[Signatures to follow]

Witness my hand this 8th day of February, 2013.

David Martin
David T. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David T. Martin, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 8 day of February, 2013.

Notary Public

My Commission Expires: 7/8/2014

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Robert D. Martin
Robert D. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert D. Martin, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2013.

Notary Public

My Commission Expires: 7/8/2014

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brandon C Martin
Brandon C. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon C. Martin, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2013.

Notary Public

My Commission Expires: 7/8/2014

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"
Legal Description

Tract I: A small tract of land in the 13th Civil District located in Davidson County, Tennessee, known as part of the north part of Lot No. 2 on the Map of Jerome B. Hyde and Richard B. Hyde Lands, as of record in Minute Book "I", pages 472 and 473, of the County Court for said County, and being part of the south part of the Old Grange Hall Church Lot and described as follows:

Beginning at a point in the centerline of Old Hydes Ferry Pike, at the southwest corner of the property conveyed to C.M. Lampley by deed of record in Book 1584, page 458, Register's Office for said County, thence with the center of Old Hydes Ferry Pike, southwesterly 555 feet more or less to a point where center line of same intersects the south right of way line of the Tennessee Central Railroad; thence with the line of the said right of way, northeasterly 560 feet, more or less, to said Lampley's northwest corner in the east line of what was the old church lot; thence with Lampley's west line, south 22 degrees 20' east 83.7 feet to the beginning , being triangular in shape.

Tract II:

Land in the 13th , formerly the 25th Civil District of said County, described according to a survey made by John M. Sullivan, county surveyor, January 10, 1947, as follows:

Beginning at a spike in the center of Old Hydes Ferry Pike, at the southeast corner of the Old Grange Hall Church Property; thence with the eastern boundary line of said Church Property; North 22 deg. 20' West 83.7 feet to a stake on the southerly margin of the right of way of the T.C.R.R.; thence with the right of way north 62 deg. 06' east 305 feet to a point; thence southeasterly 138 feet, more or less, to a point in the centerline of the said Old Hydes Ferry Pike; thence with the center of said Pike, westwardly 286 feet to the beginning.

Included but specifically Excluded from the above described tract is the following described property conveyed to James Douglas McDonald by deed from Mrs.R.D. (Hautie) McDonald as of record in Book 3285, page 248, described as follows:

Beginning at a spike in the center of the Old Hydes Ferry Pike, 127 feet east of the southeast corner of the Old Grange Hall Church Property; thence Northeastwardly along the centerline of a branch or drainage ditch 95 feet more or less to a point on the southerly margin of the right of way to the T.C.R.R. Co.; thence along the said right of way 62 deg. 06' , 165 feet, more or less , to a point; thence southwardly 138 feet, more or less , to a point in the center line of said Old Hydes Ferry Pike, thence with the center of said pike, 160 feet, more or less to the point of beginning.