BILL GARRETT, Davidson County
Trans:T20130013128 DEEDQC
Recvd: 02/15/13 11:30 2 pgs
Fees:13.00 Taxes:316.53
20130215-0015693

This instrument was prepared by HomesouthTitle, 412 Franklin Street, Clarksville, TN 37040,

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Robert J. Beck
672 Hidden Acres Dr
Madison, TN 37115

Person or Entity responsible for the Payment of the Real Property Taxes:
Same

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda D. Stewart** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Robert J. Beck and Sharon A. Beck** hereinafter called the GRANTEE, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.:

Property in the Eleventh Civil District of Davidson County, Tennessee, described according to a survey by Barry Greer, Surveyor, dated August 18, 1988, and described as follows: Beginning at a point 405.08' westerly of the Southwesterly margin of Neely's Bend Road (the point of beginning and the Southeast corner of property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee); thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 88.09 feet to a concrete monument; thence S 74° 17' 37" W 172.29 feet to a 26-inch cedar tree; thence S 89° 58' 35" West 303.47 feet to an existing fence post; thence S 70° 31' W 27.51 feet to an existing fence post; thence N 78° 52' 39" W 174.97 feet to an existing fence post; thence N 87° 51' 54" W 211.10 feet to a point; thence N 03° 31' 44" E 195.59 feet to a point; thence S 68° 31' 12" E 328.90 feet to a point; thence North 52° 27' 16" E 321.48 feet to a point; thence North 30° 12' 30" E 181.74 feet to a point; thence S 88° 37' 44" E 146.36 feet to an iron pin; thence S 21° 25' 21" E 418.51 feet to the point of beginning.

The following easement for ingress and egress is also conveyed to the Grantees, to-wit: Beginning at a point on the Southwesterly margin of Neely's Bend Road (the Southeast corner of the property conveyed to J. M. Beck of record in Book 1392, Page 249, Register's Office for Davidson County, Tennessee) thence along the southerly line of the J. M. Beck property S 76° 39' 16" W 405.08 feet to the point of beginning of the above described property; thence N 21° 25' 21" W 25.25 feet; thence North 76° 39' 16" E 410.13 feet to the westerly right-of-way of Neeley's Bend Road; thence in a southerly direction with the westerly right-of-way of Neeley's Bend Road 25.05 feet to the point of beginning.

BEING all of the same property conveyed to Linda D. Stewart, unmarried by Warranty Deed from Robert J. Beck and Sharon A. Beck as filed of record in Instrument No. 20080522-0052626 and as corrected by Deed of Correction in Instrument No. 20110110-0002637, Register's Office for Davidson County, Tennessee.

Map and Parcel #063 00 0 213.00

IN WITNESS THEREOF, the GRANTOR has hereunder set his hand this 4th day of February, 2013.

GRANTOR:

Linda D Stewart
Linda D. Stewart

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Linda D. Stewart** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal, this the 4th day of February, 2013.

Notary Public:

My Commission Expires: 05-14-2013

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Wilson

The actual consideration for this transfer is $85,549.79

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2013.

Notary Public
My Commission Expires 05-14-2013

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY