*This Instrument Was Prepared By:*
*RONALD B. BUCHANAN, Attorney at Law*
*165 Indian Lake Blvd., Suite 101*
*Hendersonville, Tenn. 37075*

**MAP/PARCEL:25-00-0-106**

**FROM:**
**Thomas Frederick Peace**
**1284 Hitt Lane**
**Goodlettsville, TN 37072**

**SEND TAX BILLS TO:**
**Thomas Frederick Peace**
**1284 Hitt Lane**
**Goodlettsville, TN 37072**

**NAME & ADDRESS OF NEW OWNER:**
**Thomas Frederick Peace, and wife Mary Jane Peace**
**1284 Hitt Lane**
**Goodlettsville, TN 37072**

BILL GARRETT, Davidson County
Trans:T20130016227 DEEDQC
Recvd: 02/27/13 10:57 3 pgs
Fees:22.00 Taxes:0.00
20130227-0019522

**STRAW QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid, and for the express purpose of making a reconveyance to create a tenancy the entirety, I, **Thomas Frederick Peace**, hereby convey, remise, release and quitclaim unto **Ronald B. Buchanan, Trustee**, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being more fully described on Exhibit A attached hereto.
>
> Being the same property conveyed to Thomas Frederick Peace, a married man, by Warranty Deed from H. Gustav Mueller, and Kiara Ebinger, unmarried, of record as Instrument Number 20060316-0030316, Register's Office of Davidson County, Tennessee.

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

And now, I, said **Ronald B. Buchanan, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby convey, remise, release and forever quitclaim unto **Thomas Frederick Peace and wife, Mary Jane Peace**, as tenants by the entirety, their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**WITNESS** our hands this 19th day of February, 2013.

Thomas Frederick Peace
**Thomas Frederick Peace**

Ronald B. Buchanan, Trustee
**Ronald B. Buchanan, Trustee**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Thomas Frederick (Fred) Peace** [redacted], the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19th day of February, 2013.

My Commission Expires: 8-17-15

Beth M. Woodard
NOTARY PUBLIC

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Ronald B. Buchanan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19th day of February, 2013.

Beth M. Woodard
NOTARY PUBLIC

My Comm. Expires: 8-17-15

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration for this transfer is $0.00.

WITNESS hands this 19th day of February, 2013.

Thomas Frederick Peace
Affiant

Subscribed and sworn to before me on this 19th day of February 2013.

Beth M. Woodard
Notary Public
My Commission Expires: 08-17-15

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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# EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JUNE 22, 1979, AND KNOWN AS JOB NO. 79-142 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHERLY MARGIN OF HITT LANE, SAID POINT OF BEGINNING BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED LAND AND THE SOUTHWESTERLY CORNER OF THE NINA RUTH RING LAND OF RECORD IN DEED BOOK 4713, PAGE 837, R.O.D.C. TENN; THENCE WITH THE NORTHERLY MARGIN OF SAID HITT LANE N 64 DEGREES 34' 51" W 181.48 FEET TO A POINT ON THE EASTERLY BOUNDARY OF AN UNNAMED DRIVEWAY; THENCE WITH THE EASTERLY BOUNDARY OF SAID DRIVEWAY THE FOLLOWING CALLS: N 03 DEGREES 09' 36" W 41.79 FEET TO AN IRON PIN; THENCE N 63 DEGREES 15' 49" W 85.12 FEET TO A POINT; THENCE N 40 DEGREES 57' 08" W 62.29 FEET TO A POINT; THENCE N 08 DEGREES W 62.29 FEET TO A POINT; THENCE N 08 DEGREES 10' 44" W 54.15 FEET TO AN IRON PIN; THENCE N 20 DEGREES 06' 29" E. 66.64 FEET TO AN IRON PIN; THENCE N 02 DEGREES 24' 51" E 102.88 FEET TO A POINT; THENCE N 30 DEGREES 52' 48" E 61.46 FEET TO AN IRON PIN; THENCE N 70 DEGREES 28' 01" E 219.15 FEET TO AN IRON PIN; THENCE N 40 DEGREES 36' 18" E 81.16 FEET TO AN IRON PIN; THENCE N 10 DEGREES 25' 38" W 99.69 FEET TO AN IRON PIN; THENCE N 12 DEGREES 43' 18" W 99.54 FEET TO AN IRON PIN; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID UNNAMED DRIVEWAY N 69 DEGREES 38' 21" E 315.00 FEET TO AN IRON PIN IN A FENCE LINE; THENCE WITH FENCE S 19 DEGREES 00' 32" E 415.86 FEET TO AN IRON PIN; THENCE CONTINUING WITH FENCE S 18 DEGREES 58' 20" E 405.97 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE WITH FENCE AND THE LINE OF WHEELER A. CARLISLE LAND OF RECORD IN DEED BOOK 4378, PAGE 680, R.O.D.C., TN., AND DEED BOOK 4546, PAGE 194, R.O.D.C., TN., S 68 DEGREES 50' 01" W 355.52 FEET TO AN IRON PIN; THENCE LEAVING THE CARLISLE LINE AND WITH THE LINE OF THE AFORESAID RING PROPERTY S 68 DEGREES 27' 20" W 136.92 FEET TO AN IRON PIN; THENCE S 27 DEGREES 00' 12" W 236.51 FEET TO THE POINT OF BEGINNING, CONTAINING 11.35 ACRES, MORE OR LESS.