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BILL GARRETT, Davidson County
Trans:T20130021566 DEEDQC
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20130315-0026191

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcels: 06301001300

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Randy Allen Jones, Joey Dale Jones, Angela Kay Hayes, Beverly Ann Richardson, Kathy Elaine Davis and Kenneth Nelson Jones, heirs to the Estate of Lewis Calvin Jones, Jr. (aka Lewis Jones, Jr.)** , does hereby quitclaim and convey unto **Larry Prince and wife, Katherine C. Prince,** all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 14th day of March, 2013.

Randy Allen Jones

Joey Dale Jones

Angela Kay Hayes

Beverly Ann Richardson

Kathy Elaine Davis

Kenneth Nelson Jones

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 **Randy Allen Jones, Joey Dale Jones, Angela Kay Hayes, Beverly Ann Richardson, Kathy Elaine Davis and Kenneth Nelson Jones**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of March, 2013.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 9, 2014

Notary Public

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $70,370.11

Affiant

Subscribed and sworn to before me this 14th day of March, 2013.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 9, 2014

Notary Public

My Commission Expires:

**********

NEW OWNER(S)
Mr. & Mrs. Larry Prince
1625 Neely's Bend Road
Madison, TN 37115

SEND TAX BILL TO:

New Owners

**EXHIBIT "A"** **File#: 18698**

**Legal Description**

BEING Lot No. 2 on the Plan of Nawakwa Hills Annex, as of record in Book 843, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 219.25 feet on the easterly side of Neely's Bend Road and runs back between parallel lines from the center of the said 1000 feet to the westerly line of Lot No. 12, and contains five (5) acres, more or less.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom are the following two tracts:

BEGINNING at a point in the easterly margin of Neely's Bend Road, said point being located 109.25 feet from the common corner of Lots 1 and 2 of Nawakwa Hills Annex Subdivision, as of record in Plat Book 843, page 64, Register's Office for Davidson County; thence North 66 deg. 13 min. East 400 feet to a point; thence North 17 deg. 20 min. West 109.25 feet to a point in the common line between Lots 1 and 2 of said subdivision; thence with the common line between said lots, North 66 deg. 13 min. East 572.19 feet to a point in the west line of Lot 12 of said subdivision; thence with the west line of said Lot 12, South 16 deg. 40 min. East 219.25 feet to the common easterly corner of Lots 3 and 4 of said subdivision; thence with the line between said lots, South 66 deg. 13 min. West 972.19 feet to a point in the easterly margin of Neely's Bend Road; thence with the margin of same, North 17 deg. 20 min. West 110 feet to the point of beginning and containing 4 acres.
Being the same property conveyed to Homer E. Chance and E. C. Chance by deed from Lewis Jones, Jr. and wife, Elsie Lorraine Jones, filed in Book 3855, page 137, said Register's Office.

BEGINNING at a point in the Lewis Jones, Jr. and wife, Elsie Lorraine Jones northerly line, said point being North 62 deg. 40 min. 47 sec. East 258.59 feet from the easterly margin of Neely's Bend Road at a point approximately 661 feet south of Nawakwa Trail; thence, North 62 deg. 40 min. 57 sec. East 141.41 feet to a point; thence, South 21 deg. 06 min. 47 secf. East 109.06 feet to a point; thence, South 62 deg. 39 min. 48 sec. West 145.30 feet to a point; thence, North 19 deg. 05 min. 18 sec. West 109.60 feet to the point of beginning, containing 0.36 acres, more or less.
Being the same property conveyed to Bobby Joe Stubblefield and wife, Ruth C. Stufflefield by deed from Lewis Jones, Jr. and wife, Elsie Lorraine Jones, filed in Book 4546, page 160, said Register's Office.

BEING part of the same property conveyed to Lewis Jones, Jr. and wife, Elsie Lorraine Jones by Warranty Deed from Clayton Beaty and wife, Oma K. Beaty, dated May 1, 1959, and recorded in Book 2904, page 189, said Register's Office; and by Deed of Correction from E. C. Chance and wife, Malinda E. Chance and Clayton Beaty and wife, Oma K. Beaty, dated March 3, 1960, and recorded in Book 3031, page 153, said Register's Office. The said Elsie Lorraine Jones having died on November 28, 2008, with title being vested in Lewis Jones, Jr. as surviving tenant by the entirety. The said Lewis Jones, Jr. having died intestate and the Grantors herein are the sole heirs at law of Lewis Jones, Jr. and takes title to this property by the law of descent and distribution pursuant to the Affidavit of Heirship as filed in Instrument No. 20130315-0026190, said Register's Office.