BILL GARRETT, Davidson County
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20130501-0043499

This Instrument Prepared by:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP – PARCEL NO.
John Coleman Hayes, Jr. 109 Jocelyn Hills Rd. Nashville, TN 37205	Same	Map 129-2 Parcel 60

QUITCLAIM DEED

WHEREAS, Barbara Kay Hayes ("Grantor") and John Coleman Hayes ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described below, and

WHEREAS, pursuant to Divorce Decree dated January 8, 2013, ~~2012~~, entered by the Court in the case of John Coleman Hayes v. Barbara Kay Hayes, in the 3rd Circuit Court for Davidson County, Tennessee, Case No. 12D-2381, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, as part of said Divorce Decree the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to transfer to Grantee all of her right, title and interest in and to the tracts of land described below;

NOW, THEREFORE, for and in consideration of the sum of One and 00/100 Dollars ($1.00) cash in hand paid, and pursuant to the terms of said Property Settlement Agreement approved in said Divorce Decree, Barbara Kay Hayes, the Grantor, does hereby remise, release, and forever quitclaim unto John Coleman Hayes, Jr., the Grantee, his heirs and assigns, all of her right, title and interest in and to two certain tracts of land in Davidson County, Tennessee described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Tract 1, on the Plan of Tracts 1 and 2, Jocelyn Hills, of record in Plat Book 8250, page 303, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a new iron pin the easterly margin of Baskin Drive, said pin being the southwest corner of Lot 944 of West Meade Farms, Inc., Section XII of record in Book 2331, page 111, Register's Office for Davidson County, Tennessee, and being the northwest corner of Tract 1 and proceeding as follows: with the easterly tine of Lot 944,

North 49 deg. 45 min. 05 sec. East a distance of 322.4 feet to an iron pin in concrete, thence; with the east line of Lot 944, North 23 deg. 42 min. 34 sec. West a distance of 80.24 feet to an old iron pin in concrete, thence with the south line of the Polk property South 81 deg. 44 min. East a distance of 113.20 feet to an old iron pin, thence; North 43 deg. 03 min 30 sec. East a distance of 150.0 feet to an old iron pin, thence; North 26 deg. 28 min. East a distance of 644.6 feet to an old iron pin, thence; South 85 deg. 19 min. East a distance of 119.6 feet to an old iron pin in the westerly line of West Meade Farms, Inc., Section IV, of record 111 Book 1835, page 94, Register's Office for Davidson County, Tennessee, thence; South 9 deg. 42 min. West a distance of 68.08 feet to an old concrete monument, thence; South 00 deg. 02 min. East a distance of 149.0 feet to an old concrete monument, thence; South 15 deg. 02 nun East a distance of 175.0 feet to an old monument, thence; leaving the westerly line of West Meade Farms, Inc., Section IV, South 25 deg. 20 min. West a distance of 173.22 feet to a new iron pin, thence; South 60 deg. 10 min. 10 sec. West a distance of478.5 feet to a new iron pin in the easterly margin of a 50-foot easement, thence, with the east margin of said easement, South 29 deg. 31 min. East a distance of 57.59 feet to a new iron pin, thence; around a curve to the right having a chord bearing of South 27 deg. 22 min. 27 sec. East, with a radius of 551.30 feet a distance of 41.20 feet to a new iron pin, thence; leaving the east margin of said 50-foot easement, South 44 deg. 56 min. West a distance of 407.40 feet to a new iron pin in the easterly margin of Baskin Drive, thence with the easterly margin of Baskin Drive around a curve to the left having a chord bearing of North 21 deg. 01 min. 30 sec. West with a radius of 278.7 feet a distance of 50.0 feet to the point of beginning, containing 5.07 acres, more or less.

Together with a 50-foot ingress, egress easement being 50-feet in width, the centerline of which is more particularly described as follows:

Beginning at the centerline of a cul-de-sac in Baskin Drive, as recorded on the Revised Plan of West Meade Farms, Inc., Section XII, in Plat Book 3106, page 22, Register's Office for Davidson County, Tennessee, and proceeding as follows: South 13 deg. 57 min, East a distance of 64.3 feet to a point, thence; with a curve to the left, having a radius of 109.60 feet to a distance of 149.08 feet to a point, thence; continuing with a curve to the left, having a radius of 109.60 feet a distance of 149.08 feet to a point, thence; North 10 deg. 11 min. East a distance of 252.34 feet to point, thence; with a curve to the left, having a radius of 526.30 feet a distance of 364.67 feet to a point, thence; North 29 deg. 31 min, West a distance of 72.20 feet to a point, with a curve to the right having a radius of 395.9 feet a distance of 105.38 feet to a point, thence; North 14 deg. 16 min. West a distance of 5 feet, more or less, to a point in the south line of the Polk Property.

Being the same property conveyed to John Coleman Hayes et ux. Barbara Hayes by deed from Christopher Gibbs Smith of record in Book 10757, Page 868 Register's Office for Davidson County, Tennessee.

TRACT 2

Land in the First Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Tracts 2 & 3, Jocelyn Hills, of record in Plat Book 8250, page 640, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the east right-of-way of Baskin drive, said pin being the northwest corner of the herein described tract, and the southeast corner of the Smith property and proceeding with the south line of Smith, North 44 deg. 56 min. East a distance of 407.40 feet to an iron pin in the east margin of a 50-foot ingress, egress easement; thence, continuing with Smith's line and the East margin of a 50-foot ingress, egress easement in a northerly direction around a curve to the left having a radius of 551.30 feet, a distance of 41.21 feet to an iron pin; thence with Smith's South line and the East margin of a 50-foot ingress, egress easement North 29 deg. 31 min. West a distance of 57.59 feet to an iron pin; thence, with Smith's South line North 60 deg. 10 min. 10 sec. East a distance of 478.5 feet to an Iron pin; thence continuing with Smith's south line North 25 deg. 20 min. East a distance of 1713.22 feet to a concrete monument in the West line of West Meade Farms, Inc., Section IV of record in Book 1835, page 94, Register's Office for Davidson County, Tennessee, and being the Northeast corner of the herein described Tract; thence, with the West line of West Meade Farms, Inc., Section IV, South 24 deg. 22 min East a distance of 99.4 feet to a concrete monument; thence, continuing with West Meade Farms, Inc., Section N West line, South 27 deg. 26 min. East a distance of 145.13 feet to a point, and being the Southeast corner of the herein described tract; thence, with the South line of Tract 2, South 60 deg. 10 min. 10 sec. West a distance of 612.92 feet to an iron pin in the East margin of a 50-foot ingress, egress easement; thence, continuing with the South line of Tract 2, South 44 deg. 56 min. West a distance of 415.04 feet to an iron pin in the East right-of-way of Baskin Drive; thence, with the East right-of-way of Baskin Drive North 13 deg. 57 min. West a distance of 31.20 feet to a concrete monument; thence, with the East right-of-way of Baskin Drive in a northerly direction around a curve to the left having a radius of 278.7 feet, a distance of 18.80 feet to the point of beginning, containing 2.59 acres, more or less, as per Recorded Plat by Turner Engineering Company dated October 23, 1996.

Included in the above description is a 10-foot public utility easement, an easement for a cul-de-sac and an easement for public utilities, ingress, egress and use easement for adjacent property to the south as shown on the Recorded Plat by Turner Engineering Company dated October 23, 1996 and shown on the boundary survey of Tract 2 by Turner Engineering Company dated October 29, 1996.

Being the same property conveyed to John Coleman Hayes and wife, Barbara K. Hayes, by Warranty Deed from Robert Ellis Orrall and wife Christine Orrall, of record as Instrument Number 200008110079846, Register's Office for Davidson County, Tennessee, the said John Coleman Hayes and Barbara K. Hayes having since divorced.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this 3rd day of ~~April~~ January, 2013.

Barbara Kay Hayes

Barbara Kay Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Barbara Kay Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of ~~April, 2012.~~ January, 2013

Trudie L. Condra

Notary Public

TRUDIE L. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: MY COMMISSION EXPIRES JANUARY 6, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 . This instrument is used to transfer property pursuant to the requirements of a Property Settlement Agreement, and therefore no conveyance tax is due pursuant to 67-4-409(a)(3).

Barbara Kay Hayes

Affiant

Sworn to and subscribed before me this 3rd day of ~~April, 2012.~~ January, 2013

Trudie L. Condra

Notary Public

TRUDIE L. CONDRA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: MY COMMISSION EXPIRES JANUARY 6, 2014