THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130041118 DEEDQC
Recvd: 05/17/13 08:27 4 pgs
Fees:22.00 Taxes:0.00
20130517-0049687

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Frank G. Everett 8147 Old Springfield Pike Goodlettsville, Tn 37072	Same	Map & Parcel 12-6

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Betty R. Everett**, by these presents, does hereby quitclaim and convey unto **Frank G. Everett** and his successors and assigns, all her right, title and interest in and to the following described tract of land:

A tract of land in the 10th, formerly 20th, District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Pete Meyers, Surveyor, June 19, 1946, as follows:

Beginning at a point in the center line of the Old Nashville-Springfield Pike at the southeast corner of the lands of the United States Government; thence with the center line of said Pike south 24 degrees east 200 feet to a point, south 28 degrees 20' east 279.5 feet to railroad spike in the center line of said highway at the northeast corner of the property conveyed to Ottie C. Robinson and wife, by deed from H. W. Everett and wife, of record in Book 1403, Page 432; thence south 76 degrees 30' west 873.5 feet to an iron pin in a wire fence in the northeasterly line of the right-of-way of the L. & N. R.R. being Robinson's northwesterly corner; thence with the said railroad right-of-way north 62 degrees west 308.7 feet to an iron pin in the line of the lands of the United States Government; thence with the line of the same north 31 degrees 25' east 257 feet to an 18 inch hackberry and continuing with said line north 72 degrees 45' east 807 feet to the beginning, containing 8.83 acres, more or less.

Being the same property conveyed to Frank G. Everett, by Warranty Deed from Holland E. Everett, Geneva Bloodworth, Betty Gibbs and George M. Everett, by Warranty Deed of record in Book 8271, Page 961, recorded on January 8, 1991, in the Register's Office for Davidson County, Tennessee.

This property address is: 8147 Springfield Highway, Goodlettsville, TN 37072

Witness my hand this 14 day of May, 2013, the bargaining party, having caused my name to be signed hereto on said day and date.

Betty R. Everett by Andrew M. Cate as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of May, 2013, before me personally appeared **Andrew M. Cate**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Betty R. Everett**, and who acknowledged that he executed the same as the free act and deed of **Betty R. Everett**.

My Commission Expires: 9 23 13 NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled ***Frank G. Everett vs. Betty R. Everett, Docket No.*** **12D- 2012,** ***Circuit Court for Davidson County, Tennessee***, and that there was no other consideration given for the transfer.

Frank G. Everett

AFFIANT / Frank G. Everett

SWORN TO AND SUBSCRIBED before me this 14 day of May, 2013.

KIMBERLEY REED-BRACEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kimberley Reed Bracey

NOTARY PUBLIC

My Commission Expires: 9 23 13

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **BETTY R. EVERETT**, a resident of Wilson County, Tennessee, does hereby nominate and appoint **ANDREW M. CATE**, her lawyer, as her agent and attorney-in-fact, with full power and authority to represent her in any and all matters pertaining to the divorce and pertaining to executing any and all documents necessary to effectuate the terms of the divorce decree and/or the terms of the Marital Dissolution Agreement in which she agreed, including but not limited to Quit Claim Deeds, titles, or otherwise, and for her and in her name to sign said documents. The undersigned does hereby confirm and ratify any and all actions that may be taken and papers executed in her behalf by her said attorney-in-fact upon the terms contained herein, and same shall be as fully binding upon the undersigned as if said acts were performed or said papers were executed by the undersigned.

This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal.

This the 16 day of April, 2013.

Betty R Everett

BETTY R. EVERETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **BETTY R. EVERETT**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN, on this the 16 day of April, 2013.

KIMBERLEY REED-BRACEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kimberley Reed Bracey
NOTARY PUBLIC

My Commission Expires: 9 23 13