File Box 8

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	William C. Maguire and wife, Judith A. Maguire 8212 River Road Pike Nashville, TN 37209
SEND TAX BILLS TO:	SAME AS ABOVE
MAP-PARCEL NOS.	Map 66, Parcel 102 and a portion of Parcel 98

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

BILL GARRETT, Davidson County
Trans:T20130060572 DEEDQC
Recvd: 07/16/13 14:14 3 pgs
Fees:17.00 Taxes:0.00
20130716-0073525

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Claude R. Sadler** (herein "Grantor") by these presents do hereby quitclaim and convey unto **William C. Maguire and Judith A. Maguire, husband and wife**, (herein "Grantee") their successors and assigns, all of our interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being part of property conveyed to Claude E. Sadler and wife, Melba Ann Sadler by Installment Deed from Melba Ann Sadler, Willa Dean Sircy, Ada Pauline Oldham, Billy G. Oldham, Sammy W. Oldham, Tony H. Oldham and Brenda O. Jones, dated June 19, 1990 and recorded on June 29, 1990 of record in Book 8141, page 417, Register's Office for Davison County, Tennessee. The said Claude E. Sadler and Melba Ann Sadler have since died, with Claude E. Sadler predeceasing Melba Ann Sadler. The Last Will and Testament of Melba Ann G. Sadler of record in Docket No. 11P-1583 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Michael D. Sadler, Kenneth B. Sadler, Paul A. Sadler and Claude R. Sadler, and was further set forth in Affidavit of Inheritance of record in Doc. No. 20120502-0037578, said Register's Office. By Quitclaim Deed dated May 22, 2013 recorded on June 18, 2013 of record in Doc. No. 20130618-0062049, said Register's Office, subject property was conveyed to Claude R. Sadler.

Said property is conveyed subject to all matters affecting said property including but not limited to all limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22nd day May 2013.

Claude R. Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Claude R. Sadler,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of July 2013.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 11 day of July 2013.

Notary Public
My Commission Expires _____

1306-138

CHRISTY W. WEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Property Survey
For
Randall and Susan Sadler
Tract 1B
Tax Map 66, parcel 102 and a portion of parcel 98
Nashville, Davidson County, Tennessee

Property is located south of River Road and being approximately 321 feet west of the intersection of River Road and Cub Creek Road and bounded on the north by Tract #1, Resubdivision of Tract 2 of Sadler Property of record in Plat Book 8250, Page 156, R.O.D.C. on the east and south by property belonging to Michael Sadler of record in Deed Book 9648, Page 198; on the west by property belonging to Kenneth Sadler and Rodney Wilkens of record in Deed Book 8141, Page 427 and more specifically described as follows:

Commencing on an iron pin on the south margin of River Road being 321.32' north of the intersection of River Road and Cub Creek Road; thence with the south boundary of Tract 1 S-55° 28' 17"-W, 470.29' to an existing iron pin; thence S-43° 53' 37"-W, 156.99' to an iron pin set at the southeast corner of the herein described Tract 1B, the actual POINT OF BEGINNING of this survey, and the southeast corner of Tract 1; thence S-43° 53' 52"-W, 194.77' to an existing iron pin, the southeast corner of Tract 1B; thence N-46° 37' 31"-W, 139.33' to an iron pin set at the southwest corner of the herein described tract; thence N-47° 06' 21"-E, 203.50' to an iron pin set at the northwest corner of the herein described tract and the southwest corner of Tract 1 of this survey; thence S-42° 54' 27"-E, 128.13' to an iron pin, the point of beginning and containing 0.61 acres according to a survey by Galyon Northcutt Surveying dated May 2, 2013.

GALYON W. NORTHCUTT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1529

Randall Sadler

QCD