BILL GARRETT, Davidson County
Trans:T20130064380 DEEDQC
Recvd: 07/29/13 10:03 2 pgs
Fees:12.00 Taxes:0.00
20130729-0078353

QUITCLAIM DEED

County and State: Davidson County, Tennessee

Grantor: James R. Thomason and wife, Evelyn C. Thomason
68 Tusculum Drive
Antioch, TN 37013
Called "Grantor"

Grantee: James Roland Thomason, II, Trustee of the Thomason House Trust, dated July 26, 2013
647 Old Mt. Pleasant School Rd.
Alvaton, KY 42122
Called "Grantee"

Conveyance: FOR VALUE RECEIVED, Grantor has quitclaimed, conveyed, granted, transferred and assigned, and by this instrument quitclaims, grants, conveys, transfers and assigns to Grantee, all of his interest in the following described real property (called "Subject Property"):

Beginning at a point in the southern right-of-way line of Tusculum Road, which is also the common corner of Wittemore's property, and running north 79°47' east 506.0 feet to an iron pin; thence south 4° 38' east 497.41 feet to an iron pin; thence south 78° 54' west 431.02 feet to an iron pin; thence south 73°30' west 222.05 feet to an iron pin; thence north 6° 33' west 508.26 feet to an iron pin; which is located in the southern right-of-way line of Tusculum Road; thence along said right-of-way north 73° 12' east 162.67 feet to the beginning, consisting of 7.57 acres, more or less.

THE PREVIOUS AND LAST CONVEYANCE *being a Warranty Deed from Ruby E. Chadwell, et.al., to James R. Thomason and wife, Evelyn C. Thomason, recorded in Book 2998, page 555 in the Register's Office, Davidson County, Tennessee.*

Subject to: (1) any overlapping of improvements or encroachments that a survey would reveal; (2) valid and enforceable land use regulations, restrictions, and conditions; (3) real property taxes, prorated to date; (4) any recorded right-of-way, easement, or other exception to title (including liens) which an examination of title to the property would reveal; (5) any loan or encumbrance secured by a vendor's lien or deed of trust upon the property; (6) rights of parties in possession under lease or as an inspection of the property would reveal.

Consideration: Ten and No/100 Dollars and other valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged.

~~**Habendum and Warranty:**~~ TO HAVE AND TO HOLD the Subject Property, together with all and singular ~~the rights~~ and appurtenances thereto ~~in anywise belonging~~ unto ~~Grantee~~, Grantee's successors, personal representatives, and assigns forever; and Grantor

does hereby bind himself, his successors, personal representatives and assigns, to warrant and forever defend, all and singular, the said premises unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. The use of personal pronouns in this instrument shall be construed in context, with the masculine to include the feminine, when appropriate, and the singular to include the plural, when appropriate. JRT II

Effective Date: This transfer and conveyance is effective as of the date of this instrument. If this instrument is not immediately recorded, James Rolland Thomason, II, will hold title in trust and as nominee and for and on behalf of The Thomason House Trust.

DATED and EFFECTIVE this 26 day of July, 2013.

James R. Thomason

James R. Thomason

Evelyn C. Thomason

Evelyn C. Thomason

State of Tennessee
County of Sumner
On this date, appeared James R. Thomason and Evelyn C. Thomason who acknowledged that they signed the instrument above identified, in the capacity above identified, and for the purpose and for the consideration stated in the instrument. Proof of identity was established in the manner required by the jurisdiction in which I am licensed as a Notary Public.

Seal of Office

GWEN JONES NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

Notary Public in Putnam County, TN
My Commission Expires: 2-22-17

AFTER RECORDING RETURN TO:
James Rolland Thomason, II, Trustee of the Thomason House Trust
647 Old Mt. Pleasant School Rd.
Alvaton, KY 42122

Map-Parcel Number:
162 000 057 00

Send Tax Bills To: New Owner

This instrument prepared by:
Gwen D. Jones
THE JONES LAW FIRM
715 E. Spring Street, Suite A
Cookeville, TN 38501
(931) 526-4633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
James Rolland Thomason II, Affiant
Subscribed and sworn before me this the
29 Day of July, 2013.
Abby Hill, Deputy Register