NEW OWNER'S ADDRESS	SEND TAX BILLS TO
Kenneth Lynn Cook, et., ux.,	Same
Deborah Vickers Cook	Same
905 Tinnell Drive	Same
Mt. Juliet, TN 37122	Same

Map – Parcel 02601007000
Map – Parcel 02605011300
Map – Parcel 01807007000
Map – Parcel 01807006200
Map – Parcel 02601006600
Map – Parcel 02601011300
Map – Parcel 02605001100
Map – Parcel 02512002400
Map – Parcel 02601002000
Map – Parcel 02601002200

BILL GARRETT, Davidson County
Trans:T20130069618 DEEDQC
Recvd: 08/13/13 13:11 7 pgs
Fees:37.00 Taxes:0.00
20130813-0084971

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KENNETH LYNN COOK and wife, DEBORAH VICKERS COOK**, this day bargain, sell and convey unto **ARTHUR E. McCLELLAN, TRUSTEE**, with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary therein, his successors and assigns, the following described tract or parcel of land, to wit:

PARCEL ONE:

Map – Parcel 02601002200

Beginning at an iron pin on the south margin of East Street at the northwest corner of this property and the northwest corner of the existing building, thence; with the west side of building South 5 deg. East 238.5 feet to an iron pin in fence, thence; South 87 deg. 30' East (with fence line) 171.7 feet to an iron stake by fence post, thence; North 5 deg. West (with fence line) 83.5 feet to iron pipe at base of large tree, thence; North 33 deg. 15' East (generally with established fence line) 123.0 feet to a large iRon pipe approximately 8 feet tall growing into large tree on the South margin of East Street, thence; with the South margin of East Street, North 50 deg. West 100.0 feet to a point in margin of street, thence; continuing with South margin of East Street North 88 deg. 45' West (joining Northeast corner of existing building at 73.0 feet and on with same) 174.0 feet to an iron pin at northwest corner of building, the point of beginning, containing 1.09 +/- acres or

47,500 square feet more or less.

The above description is the Jessie J. Jones property located in the 10th Civil District of Davidson County, Tennessee, and being Lots. No. 24, 25, 26, 27 and a portion of Lot No. 32, Block "F", known as the second Edition of Roscoe Place as recorded in Book 843, Page 73, Register's Offices for Davidson County, Tennessee, and a portion of the north part of the Old Roscoe Drake Property.

Being the same property conveyed to J & J Properties, a partnership composed of James W. Moore and Joe T. Vickers by deed from June Ferguson, a widow, of record in Book 8125, Page 71, Register's Office for Davidson County, Tennessee; and **being the same property** in which **Deborah Ann Vickers Cook** received a one-half undivided interest by **Affidavit of Inheritance** of record as Instrument No. 20110920-0072869, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 109 East Avenue, Goodlettsville, TN 37072.

PARCEL TWO:

Map – Parcel 026011007000

Being Lot No. 6 and the northerly half of Lot No. 5 of Block "G" on the Plan of Roscoe Subdivision at Goodlettsville, Tennessee, as of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary Catherine Vickers, a married woman and Deborah V. Cook, a married woman, as tenants in common with right of survivorship by deed from Doyle B. Montgomery, unmarried, of record as Instrument No. 20080711-0071120, Register's Office for Davidson County, Tennessee; and **being the same property** conveyed to **Deborah Ann Vickers Cook** by **Affidavit of Inheritance** of record as Instrument No. 20110920-0072870, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 145 Two Mile Pike, Goodlettsville, TN 37072

PARCEL THREE:

Map – Parcel 02605011300

Land in Davidson County, Tennessee, being all of Lot No. 4 & 5, on the Plan of Fourth Addition, Roscoe Place, as shown by plat appearing of record in Plat Book 843, Page 74, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete

details of said lot.
Being the same property conveyed to Mary C. Vickers, a married woman and Deborah V. Cook, a married woman, by deed from the Linda R. Crabb and Carol A. Hire, of record as Instrument No. 20040914-0110672, and **re**-recorded as Instrument No. 20041214, Register's Office for Davidson County, Tennessee; and **being the same property** conveyed to **Deborah Ann Vickers Cook** by **Affidavit of Inheritance** of record as Instrument No. 20110920-0072871, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 305 Hollywood Street, Goodlettsville, TN 37072.

PARCEL FOUR:

Map – Parcel 01807007000

Being Lot No. 7 on the Plan of Connell Estates, Section IV, a plat of which is of record in Book 3842, Page 239, R.O.D.C.

Said Lot fronts on 90.61 feet on the southwesterly side of Mathes Court and extends back 259.86 feet on the northerly line and 269.50 feet on the southerly line to a dead line, which is a broken line, and measures 132.35 feet thereon.

Being the same property conveyed to Joe Thomas Vickers and wife, Mary Catherine Vickers by deed from Perry Davis, Dwain Elkins, and Jimmy Moore, Trustees, Goodlettsville Cumberland Presbyterian Church, of record in Book 9697, Page 275, Register's Office for Davidson County, Tennessee; and **being the same property** conveyed to **Deborah Ann Vickers Cook** by **Affidavit of Inheritance** of record as Instrument No. 20110920-0072873, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 508 Mathes Court, Goodlettsville, TN 37072

PARCEL FIVE:

Map – Parcel 01807006200

Being Lot No. 15 on the Plan of Connell Estates, Section IV, as of record in Book 3842, Page 239, Register's Office for said County, to which reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Joe Vickers and wife, Mary Catherine Vickers by deed from Robert Edwin Halpin, Jr. and wife, Sandra Ann Halpin of record in Book 5024, Page 750, Register's Office for Davidson County, Tennessee; and **being the same property** conveyed to **Deborah Ann Vickers Cook** by **Affidavit of Inheritance** of record as Instrument No. 20110920-0072872, Register's Office for Davidson County, Tennessee.

This unimproved property is commonly known as: Mathes Court, Goodlettsville, TN 37072.

PARCEL SIX:

Map 26 – Parcel 66

Land in Davidson County, Tennessee, being Lot No. 12 and the southerly 12 feet of Lot No. 13 of block "G" on the Map of Roscoe Place, as of record in Book 843, Page 72, Register's Office for said County.

Said Lot No. 12 and part of Lot No. 13 front together 62 feet on the westerly side of the Goodlettsville Pike and run back between lines 150 feet to a dead line on which they measure 55 feet 6 inches.

Being the same property conveyed to Kenneth Lynn Cook by Warranty Deed dated 05/22/1998 from Marie K. Jones of record in Book 10959, Page 622, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 135 Two Mile Pike, Goodlettsville, TN 37072

PARCEL SEVEN:

Map 027 – Parcel 113.00

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and that property conveyed to Federal National Mortgage Association in Instrument No. TR-201004230030788 R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker, R.L.S., Tn. Lic. No. 1465 dated January 20, 2011 as follows:

Beginning at a set iron pin in the easterly margin of Old Two Mile Pike, said pin being the most southwest corner of herein described tract; thence with said margin and a curve to the left (I = 02 degrees 45 minutes 01 seconds, R = 1572.75 feet and CB = N 27 degrees 40 minutes 23 seconds West 75.49 feet) L = 75.49 feet to a set iron pin; thence leaving said margin N 52 degrees 10 minutes 04 seconds E 348.35 feet to an existing iron pin in the westerly R.O.W. of CSX Railroad; thence with said CSX right-of-way S 17 degrees 00 minutes 00 seconds West 79.50 feet to an existing iron pin; thence leaving said CSX S 52 degrees 10 minutes 04 seconds W 333.39 feet to the point of beginning containing 0.581 acres.

Being the same property conveyed to Lynn Cook by Special Warranty Deed dated 11/22/2010 from Fannie Mae a/k/a Federal National Mortgage Association by Instrument No. 20110211-0011906, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 138 Two Mile Pike, Goodlettsville, TN 37072.

PARCEL EIGHT:

Map – Parcel 02605001100

Land in the 10th Civil District of Davidson County, Tennessee, being Lot Nos. 8 and 9 in Block "D" in the first addition of Roscoe Place of Goodlettsville, Tennessee, as of record in Book 843, Page 72, Register's Office for Davidson County.

Being the same property conveyed to Lynn Cook by Warranty Deed dated 08/25/2000 from Roy Reasonover, et. al. by Instrument No. 200008290085205, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 211 East Avenue, Goodlettsville, TN 37072.

PARCEL NINE:

Map – Parcel 02512002400

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Clark Place, Section 2, of record in Book 2093, Page 64, Register's Office for Davidson County, Tennessee

Lot No. 12 fronts 106.0 feet on the southeasterly margin of Dickerson Road and extends back between parallel lines 260.0 feet to a dead line in the rear on which it measures 106.0 feet.

Being the same property conveyed to Kenneth Lynn Cook and wife, Deborah V. Cook by Warranty Deed dated 04/24/2002 from Ricky D. Head and wife, Karen K. Head by Instrument No. 20020429-0052463, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 712 Dickerson Pike, Goodlettsville, TN 37072

PARCEL TEN:

Map – Parcel
Land in Davidson County, Tennessee, being Lots number 28 and 29 on the Plan of Block F, Roscoe Place Subdivision, as of record in Book 843, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to James W. Moore and Lynn Cook by Warranty Deed dated 11/30/2012 from Sandy Meade Moore, Jr. by Instrument No. 20121203-0110482 of record in the Office of the Register of Deeds for Davidson County, Tennessee.

This improved property is commonly known as: 200 Dickerson Pike, Goodlettsville, TN 37072.

AND NOW, I, **ARTHUR E. McCLELLAN, TRUSTEE**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto **KENNETH LYNN COOK and wife, DEBORAH VICKERS COOK, as tenants by the entireties**, their heirs and assigns, the hereinabove described tract or parcel of land, reference to which is hereby made for a more complete description of said property.

Subject to any and all plats, easements, restrictions and other matters of record. The above legal description is the same as that contained in the previous deed of record.

WITNESS our hands this 9th day of August, 2013.

Kenneth Lynn Cook
KENNETH LYNN COOK

Deborah Vickers Cook
DEBORAH VICKERS COOK

Arthur E. McClellan
ARTHUR E. McCLELLAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, appeared **KENNTH LYNN COOK and wife, DEBORAH VICKERS COOK,** with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument of her own free will.

IN WITNESS WHEREOF WE have hereunto set my hand and seal this 9th day of August, 2013.

Brenda M Yates
NOTARY PUBLIC

My Commission Expires: 09/23/2013

BRENDA M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, appeared **ARTHUR E. McCLELLAN, TRUSTEE,** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of his own free will.

IN WITNESS WHEREOF WE have hereunto set my hand and seal this 14th day of August, 2013.

NOTARY PUBLIC

BRENDA M. YATES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/23/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $ -0-.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 9th day of August, 2013.

NOTARY PUBLIC

BRENDA M. YATES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 09/23/2013

This instrument prepared by:

McClellan, Powers, Ehmling & Rogers, P.C.
116 Public Square
Gallatin, TN 37066
(615)452-5872