THIS INSTRUMENT PREPARED BY JERRY W. HAMLIN, ATTORNEY
ASHLAND CITY, TENNESSEE

QUITCLAIM DEED CREATING JOINT TENANCY WITH A RIGHT OF SURVIVORSHIP

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP AND PARCEL**
James Thomas Ward, Jr.and	~~same~~ James T. Ward Jr.	Cheatham 052/400
Patty Ann Ward	5338 Ridge Rd. Joelton, TN 37080	Davidson 02800003400
105 Clifton St, Ashland City, TN		
37015		

FOR AND IN CONSIDERATION of the sum of **TEN DOLLAR ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of conveying said property, I, **Patty Ann Ward,** by these presents do hereby quitclaim and convey thereby transferring the Grantor's interest in the herein described real property unto **Patty Ann Ward and James Thomas Ward, Jr,** Their successors and assigns, all of my right, title and interest in order for the purpose of creating a joint tenancy with a right of survivorship vested in the Grantees, Patty Ann Ward and son James Thomas Ward, Jr., in and to the following described tract of land:

A certain tract or parcel of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee and partly lying in Cheatham County, Tennessee, described as follows:

Beginning at the black gum on the side of the Biggs Road, the S.E. Corner of the Rust tract; thence with Rust's line, North 53-1/2 deg. East 7.28 poles to a stake in a hollow; thence with the meanders of said hollow, as follows: North 1-1/4 deg. East 8 poles; North ¼ deg. West 7-1/4 poles; North 20-1/2 deg/ East 11 poles; North 34 deg. East 15 poles; North 22 deg. East 14 poles; North 46-1/2 deg. East 13 poles to a stake 1 pole west of a beech, the N.E. corner of the Rust tract; thence South 87-1/2 deg. East 23.6 poles to a stone; thence North 2-1/2 deg. East 81 poles to a white oak stump; thence with a branch, South 47-1/2 deg. East 53 poles to a stake opposite the mouth of a hollow; thence with the meanderings of a said hollow in a southwesterly direction 150 poles to a stake near a spring; thence South 70 deg. West 14.4 poles to a Stake; thence South 45 deg. West, 10.6 poles to a point in said Biggs Road; thence with said road, North 40 deg. West 25.1 poles; North 67 deg. West 16 poles; North 30 deg. West 6.4 poles to the beginning and containing 43 acres, more or less.

AND BEING the same property conveyed to Patty Ann Ward, by Executor's Quitclaim deed of record in Book 355 page 758 Register's Office for Cheatham County, Tennessee and Corrected Deed recorded in Book 10711, Page 133 Register's Office for Davidson County, Tennessee said land lying partly in Cheatham County, Tennessee and partly in Davidson County, Tennessee.

WITNESS our hands this the 10 day of October, 2013.

Patty Ann Ward

Patty Ann Ward

BILL GARRETT, Davidson County
Trans:T20130087806 DEEDQC
Recvd: 10/10/13 12:31 2 pgs
Fees:12.00 Taxes:0.00
20131010-0106493

Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 186111
Rec'd: 10.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 12.00
Instrument #: 150571
Recorded
10/10/2013 at 11:33 AM
in Record Book
458
Pgs 801-802

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **Patty Ann Ward,** the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this the 10th day of October, 2013.

Misty L. Langley
NOTARY PUBLIC
My commission expires: 10/28/15

MISTY L. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

John T. Ward, Jr.
AFFIANT

Sworn to and subscribed before me on this the 10th day of October, 2013.

Misty L. Langley
NOTARY PUBLIC
My commission expires: 10/28/15

MISTY L. LANGLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.