Davidson County DEEDQC
Recvd: 10/18/13 10:21 4 pgs
Fees:22.00 Taxes:0.00
20131018-0108963

THIS INSTRUMENT PREPARED BY:

JANELLE A. SIMMONS
Attorney at Law/BPR: 022290
1308 Eighth Avenue North
Nashville, TN 37208
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Map and Parcel Number:
110-157
(110 00 0 157.00)

TN98379

QUITCLAIM DEED

FROM: DEBORAH LYNN TAYES

TO: JAMES A. TAYES

ADDRESS NEW OWNER AS FOLLOWS:

JAMES A. TAYES
4815 Alvin Sperry Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:

BANK OF AMERICA
P. O. Box 1675
Coraopolis, PA 15108

That for and in the consideration of the sum of One Dollars, ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **DEBORAH LYNN TAYES,** by these present does hereby quitclaim and convey unto **JAMES A. TAYES**, his successors and assigns, all of her right title and interest in and to the following described tract of land;

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows. To-Wit:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, P. C. dated August 23rd, 1985 as follows:

BEGINNING at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright of record in Deed Book 3498, page 361, Register's Office for Davidson County, Tennessee thence with South 50 deg. 00 min. West with U. S. Government Take Line, 111.00 feet to an iron pin, thence South 41 deg. 08 min West with said U. S.

Government Take Line 49.0 feet to an iron pin; thence South 83 deg. 15 min. West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin; thence West 85.9 feet more or less, to a point thence North 11 deg. 25 min. East 87.94 feet to a point thence, South 78 deg. 04 min. East 416.86 feet to a point in the westerly margin of Alvin Sperry Road; thence continuing in an easterly direction, 33 feet, more or less, to the point of beginning.

Begin the same property conveyed to James A. Tayes and Deborah Lynn Tayes by Quit Claim Deed from Angela Kelly Gibson, an unmarried woman, dated March 25th, 2005. *and recorded March 28, 2005 in Instrument 20050328-0033059 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing, easements and restrictive covenants of record

In witness where of **DEBORAH LYNN TAYES**, has executed this Quitclaim Deed on this 29 day of May, 2008.

REBECCA L. WALDRUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

DEBORAH LYNN TAYES

My Commission Expires MAR. 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson

The actual condensation for this transfer is tax exempt under the provisions of Tennessee Code Annotated § 67-4-409, et. seq.

JAMES A. TAYES

SWORN TO AND SUBSCRIBED before me this the 11th **day of** October, ~~2008.~~ 2013

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

DEBORAH LYNN TAYES, personally appeared before me a Notary Public in and for said County and State, for whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

WITNESS my hand this the 29 **day of** May **, 2008**

REBECCA WALDRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

Rebecca L Waldrum
NOTARY PUBLIC

My commission expires:

My Commission Expires MAR. 7, 2011

True Copy Certification

I, **Darell Near**, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: September 9, 2015

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # EE 123532
EXPIRES: September 9, 2015
Bonded Thru Notary Public Underwriters