THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Ronelda Ann Palmore
7543 Lakeview Drive
Nashville, TN 37209

Send Tax Bills To
Same

Parcel Id.
088 00 0 025.00

BILL GARRETT, Davidson County
Trans:T20140007811 DEEDQC
Recvd: 02/03/14 15:12 3 pgs
Fees:17.00 Taxes:0.00

20140203-0009535

Quitclaim Deed

Grantor: Edward Harlan Palmore
Grantee: Ronelda Ann Palmore

That for the consideration hereafter expressed, Grantor does hereby quitclaim and convey unto Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, December 6, 1961, as follows:

BEGINNING at an iron pin in the southerly margin of Lakeview Drive, said pin lying in the northeasterly line of the Fourth Tract of land, containing 265 acres, more or less, conveyed to Cecil Collins by deed from Fred Webb Jackson and wife, as of record in Book 2491, Page 177, Register's Office for said County; thence with said Collins' northeasterly line south 46° 30' east 160 feet to a stump at the northwest corner of a tract of land, containing 1.67 acres, conveyed to Cecil Collins by deed from Fred Webb Jackson and wife, Julia Roberta Jackson, as of record in Book 2491, Page 632, said Register's Office; thence with the northwesterly, northeasterly and southeasterly lines of said Collins' 1.67 acre tract along a fence as follows: North 58° 45' east 243 feet to an iron pin at a post, south 32° 45' east 20 feet to an elm, south 89° east 119 feet to an iron pin, south 12° 45' east 160 feet to a 24 inch cottonwood, south 33° west 56 feet to a 15 inch sycamore, south 28° west 94 feet to an 8 inch hackberry and south 12° west 68 feet to an iron pin in the northeasterly line of said Collins' 265 acre tract; thence with said Collins' line along a fence south 13° 15' west 145 feet to a post, south 69° east 134 feet to a 12 inch elm, and south 87° east 145 feet to a post in the northeasterly line of said Collins' 265 acre tract; thence south 87° east 13 feet to a 10 inch elm; thence along an old fence north 5° east 437 feet to a 24-inch elm near a spring, at the south corner of a 4 acre tract on said survey, said 24 inch elm lying south 60° 40' west 337.2 feet from the south corner of the property conveyed to E. R. Glasgow and wife, by deed from Fred Webb Jackson and wife, as of record in Book 3282, page 70, said Register's Office; thence with the southwesterly line of said 4 acre tract north 39° west 488 feet to an iron pin in the southeasterly margin of said Drive; thence with the southeasterly margin of said Drive south 56° west 464 feet to the beginning, containing 5.16 acres, more or less.

Being the same property conveyed to Edward Harlan Palmore and wife, Ronelda Ann Palmore by deed from Fred Webb Jackson and wife, Julia Roberta Jackson, of record in Deed Book 3316, Page 598, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE ARE THE TRACT(S) OF LAND DESCRIBED AS FOLLOWS:

BEING Lot No. 2 on the Plan of the Palmore Subdivision, of record in Book 8250, Page 825, Register's Office for said County, to which reference is hereby made for a mre complete and accurate description.

Being the same property conveyed to Robert Alan Pearce and wife, Leta Carol Pearce by deed from Edward Harlan Palmore and wife, Ronelda Ann Palmore of record in Book 10784, Page 295, Register Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Matters shown on the Plan of record in Book 8250, Page 825, said Register's Office.

2. TVA easement of record in Book 2025, Page 466, said Register's Office.

This is improved property, known as: 7543 Lakeview Drive, Nashville, TN 37209.

Ronelda A. Palmore and Ronelda Ann Palmore is one in the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.
Signed on January 29, 2014

Edward Harlan Palmore by Ronelda A. Palmore AIF

Edward Harlan Palmore by Ronelda A. Palmore as Attorney in Fact,
Grantor

Acknowledgement by Attorney-in-Fact

State of Tennessee
County of Cheatham

On January 29, 2014, personally appeared before me Ronelda A. Palmore, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Edward Harlan Palmore, and who acknowledged that she executed the same as attorney-in-fact for Edward Harlan Palmore.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My commission expires: July 30, 2014

* *

State of Tennessee
County of Cheatham

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Ronelda Ann Palmore

Ronelda Ann Palmore, Grantee

Sworn to and subscribed before me on January 29, 2014.

Debra Y. King

Notary Public

My commission expires: July 30, 2014

