BILL GARRETT, Davidson County
Trans:T20140043868 DEEDQC
Recvd: 06/20/14 11:16 3 pgs
Fees:17.00 Taxes:0.00
20140620-0054060

Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
1031 Westhaven Blvd
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel:
Lawrence McKinley Lancaster and Paula Renee Lancaster PO Box 554 Fairview, Tennessee 37062	New Owner	Tract I- 169 00 0 075.00 Tract II- 169 00 0 021.00

THE EXPRESS PURPOSE OF THIS CONVEYANCE IS TO COMBINE AND MERGE THE SUBJECT PARCELS AND TO CREATE A TENANCY BY THE ENTIRETY.

FOR AND IN CONSIDERATION of Love and Affection, **Larry M Lancaster, A/K/A Lawrence McKinley Lancaster, and wife Paula Renee Lancaster** ("Grantor"), do hereby quitclaim and convey unto **Lawrence McKinley Lancaster and wife, Paula Renee Lancaster** ("Grantee"), their heirs and assigns, all of Grantor's rights, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described as follows:

Tract I

Land in Davidson County, Tennessee, being as follows: Beginning at a stake or pin in the center of Hester Beasley Road; thence with said road South 60 ½ degrees West 200 feet; thence South 50 ½ degrees West 105 feet to a stake; thence North 71 degrees West 223 feet to a cedar tree in the fence line; thence North 14 ½ degrees East 182 feet; thence North 20 ½ degrees East 308 feet to an iron stake; thence North 68 degrees East 150 ½ feet; thence North 64 ½ degrees East 214 ½ feet to an iron stake; thence South 3 ½ degrees west 519 ½ feet to the beginning, containing 4.92 acres.

Being the same property conveyed to Larry M Lancaster and Paula Renee Lancaster by Quitclaim Deed from Jimmy Lancaster, of record in Instrument Number 20080303-0021125, Register's Office for Davidson County, Tennessee.

Tract II is unimproved property known as 8861 Hester Beasley Road, Nashville, Tennessee 37221. Map/Parcel Tract I- 169 00 0 075.00

Tract II

Land in the 9th Civil District of said County and State described according to a survey made by Kohl-Coode and Associates, January 10th, 1973 as follows:

Beginning in the center of Hester Beasley Road at the southeast corner of the property conveyed to Johnny E. Howell and Wife by deed from B.F. Hall of

record in book 4408, page 783, Register's Office for said County; thence with Howell's southerly line north 71 degrees west 223 feet to a small cedar; thence south 14 degrees 30' west 105.1 feet to the northerly margin of a private road to Trailer Park; thence with said road would 84 degrees east 174.9 feet to the center of said road; thence with said road north 50 degrees 30' east 79 feet more or less to the beginning.

Being the same property conveyed to Lawrence McKinley Lancaster by Quitclaim Deed from Johnny E. Howell, of record in Instrument Number 20061107-0138466, Register's Office for Davidson County, Tennessee.

Tract II is unimproved property known as 8865 Hester Beasley Road, Nashville, Tennessee 37221. Map/Parcel Tract II- 169 00 0 021.00

The addresses are believed to be accurate but such addresses are not part of the legal descriptions. In the event of any discrepancy, the legal descriptions herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents and/or have been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal descriptions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of June, 2014.

Lawrence McKinley Lancaster A/K/A
Larry M Lancaster

Paula Renee Lancaster

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of June, 2014.

Notary Public

My Commission Expires Mar.30, 2015

My Commission Expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lawrence McKinley Lancaster A/K/A Larry M Lancaster,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2014.

Notary Public

My Commission Expires Mar.30, 2015

My Commission Expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State **Paula Renee Lancaster,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2014.

Notary Public

My Commission Expires Mar.30, 2015

My Commission Expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY