BILL GARRETT, Davidson County
Trans:T20140050613 DEEDQC
Recvd: 07/15/14 12:26 2 pgs
Fees:12.00 Taxes:0.00
20140715-0062375

This instrument prepared by:
The Law Office of Ryan Trammel, PLLC
P.O. Box 683
Lebanon, TN 37088-0683

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jimmy R. Foster
Affiant

MELISSA ANN McBRIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me this 12 day of July, 2014.

Notary Public
My commission expires: My Commission Expires MAR. 8, 2016

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF RYAN TRAMMEL, PLLC, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX-RELATED COUNSEL.

Address of New Owner:	Send Tax Bills to:	Tax Information
David E. Nichols	New Owner	015000218.00
2614 Morgan Road		PARTIAL
Joelton, TN 37080		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Iris LaVerne Foster and husband, Jimmy Russell Foster,** hereby quitclaim and convey unto **David E. Nichols,** all of his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Jimmy R. and Iris Laverne Foster by quitclaim of record in Book 8676, Page 837, R.O.D.C.T., more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 04/24/14 as follows:

Beginning at a existing iron pin in the southerly margin, said pin being the most northwest corner of herein described tract; Thence with said margin and a curve to the left (1= 10°01'03", R= 857.60' & CB= N 83°38'23"E, 149.75'), L= 149.94' to a existing iron pin; Thence now leaving said margin S 43°29'12"E, 266.06'; Thence S 02°30'00"W, 1870.19' to a point; Thence N 86°38'33"W, 339.34' to a point; Thence N 02°30'00"E, 2026.91' to the point of beginning containing 15.535 acres.

Being part the same property conveyed to Randy D. Howard and wife, Deborah M. Howard, by deed from Danny Leon Planck and Candice K. Planck, recorded in Deed Book 464, Page 584, said Register's Office. Deborah M. Howard having since died on September 28, 2004 leaving Randy D. Howard as the sole owner of the subject property as the surviving tenant by the entirety. Randy D. Howard has since married Dale E. Howard.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 12 day of July, 2014.

Iris LaVerne Foster

Jimmy Russell Foster

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Iris LaVerne Foster and husband, Jimmy Russell Foster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of July, 2014.

Notary Public
State of Tennessee at Large

My Commission expires:

My Commission Expires MAR. 8, 2016

MELISSA ANN MCBRIDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.