BILL GARRETT, Davidson County
Trans:T20140050964 DEEDQC
Recvd: 07/16/14 11:03 5 pgs
Fees:27.00 Taxes:0.00
20140716-0062803

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
		Tract I
Darrell M. Breaux, et ux	New Owner	Map 092-09-0
178 Township Drive		Parcel 379.00
Hendersonville, TN 37075		**Tract II**
		Map 092-09-0
		Parcel 378.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

Know all persons by these presents, I, Darrell M. Breaux and wife, Linda G. Breaux (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, bargain, sell and convey unto Darrell M. Breaux and wife, Linda G. Breaux (hereinafter collectively referred to as the "Grantee") all of Grantors' interest in the following described parcels of real estate located in Davidson County, Tennessee.

Tract I
Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom is the following tract:

Being a part of Lot 16 of Wilcox Subdivision as of record in Subdivision Book 161, Page 159, Register's Office Davidson County, and more particularly described as follows:

Commencing at a point, said point being at the intersection of the West dedicated right of way line of 32nd Court and the North dedicated right of way line of Charlotte Avenue; thence with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point of beginning; thence continuing with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point; thence North 01 degrees 15 minutes East for 2.1 feet to appoint in the proposed North right of way line of Charlotte Avenue; thence with the proposed north right of way line of Charlotte Avenue along a curve to the left with a radius of 1,591.02

feet for 51.7 feet to a point; thence South 01 degrees 08 minutes West for 0.8 feet to the point of beginning, containing 77 square feet.

Less and except that portion conveyed in Book 10755, Page 978 to State of Tennessee.

Beginning at the point of intersection of the existing North margin of SR 24 and the East boundary of the Marvin H. Wright, etux property, said point of intersection being 39.84 feet left SR 24 proposed centerline station 50+ 130.451; thence with said boundary North 00 degrees 59 minutes, 09 seconds East 1.86 feet to a point, said point being 41.01 feet left of SR 24 proposed centerline station 50+130.548; thence with the proposed North margin of SR 24 having a 3239.83 foot radius curve left and Easterly 51.24 feet to a point, said point being 41.01 feet left of SR 24 proposed centerline station 50+146.363; thence with the existing West margin of I-440 Southerly 1 feet more or less to a point, said point being 40.78 feet left of SR 24 proposed centerline station 50+146.303; thence with said existing North margin having a curve right and Westerly 51 feet more or less to the point of beginning, containing 76 square feet and being part of the same property conveyed by Hazel Stringfellow, Executrix of Estate of Yola Hornal to T. Herschel Hudgins as of record in Book 5648, Page 671, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, Page 42, Register's Office for said County, to which plan, reference is hereby made for a more complete and accurate description.

Included in the above description but expressly excluded therefrom are the follow two (2) tracts:

Parcel One. Being a part of Lot 17 of Wilcox Subdivision, as of record in Subdivision Book 161, Page 159, Register's Office Davidson County and more particularly described as follows:

Beginning at a point, said point being at the intersection of the West dedicated right of way line of 32nd Court and the North dedicated right of way line of Charlotte Avenue; thence with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 103.0 feet to a point of beginning, thence continuing with the North dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point; thence North 01 degrees 23 minutes East for 3.5 feet to a point in the proposed North right of way line of Charlotte Avenue thence with the proposed North right of way of Charlotte Avenue along a curve to the left with a radius of 1,591.02 feet for 51.7 feet to a point; thence South 01 degree 15 minutes West for 2.1 feet back to the point of beginning, containing 144 square feet.

Parcel Two: Beginning at the point of intersection of the existing North margin of SR 24 and the West boundary of the T. Herschel Hudgins property, said point of intersection

being 39.84 feet left of SR 24 proposed centerline station 50+130.451; thence with said existing margin having a curve right and Westerly 50 feet, more or less, to a point; said point being 39.73 feet left of SR 24 proposed centerline station 50+114.874; thence with the existing East margin of an alley Northerly 36 feet, more or less, to a point, said point being 8.21 feet left of said alley's proposed centerline station 1+076.60;thence with the proposed East margin of SR 24 South 89 degrees 04 minutes 51 seconds East 4.09 feet to a pint, said point being 12.30 feet left of said alley's proposed centerline station 1+076.50; thence with the proposed East margin of said alley South 00 degrees 54 minutes 41 seconds West 33.81 feet to a point, said point being 41.01 feet left of SR 24 proposed centerline station 50+116.248 thence with the proposed North margin of SR 24 having a 3,239.83 feet radius curve left and Easterly 46.33 feet to a point, said point being 41.01 feet left of SR 24 proposed centerline station 50+130.548; thence with said boundary South 00 degrees 59 minutes 09 seconds West 1.86 fee to the point of beginning, containing 237 square feet.

Being the same property conveyed by Amended Final order as recorded on the 1st day of October, 2012 in Instrument No. 20121001-0089279; Order as recorded on the 18th day of September, 2012 in Instrument No. 20120919-0084766 and Warranty Deed from Darrell M. Breaux and wife, Linda G. Breaux to Robert E. Bella and Walter McCauley, as to a one-half undivided interest each east record on the 7th day of April, 2006 in Instrument No. 20060407-0040061, in the Register's Office of Davidson County, Tennessee.

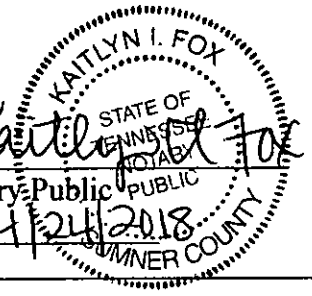
Being part of the same property conveyed to Darrell M. Breaux and Linda G. Breaux by Warranty Deed from William McCauley of record in Instrument 20131113-0117151, Register's Office for Davidson County, Tennessee

NV

This is improved property commonly known as 3212-3214 Charlotte Avenue, Nashville, Tennessee 37209.

The purpose of this deed is to combine the above described parcels into one parcel for property tax purposes.

(STATE OF TENNESSEE))
(COUNTY OF ~~DAVIDSON~~))
(KF Sumner)
(The actual consideration or value, whichever is greater)
(for this transfer is $0.00.)
( )
(Darrell M. Brea)
(Affiant)
(Subscribed and sworn to before me)
(this 10 day of July, 2014.)
( )



( )
(Kaitlyn I. Fox)
(Notary Public)
(My Commission Expires: 04/24/2018)
( )

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10 day of July, 2014.

Darrell M. Breaux
DARRELL M. BREAUX

Linda G. Breaux
LINDA G. BREAUX

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~}
KF Sumner

On this 10 day of July, in the year 2014, before me Kaitlyn I Fox, personally appeared Darrell M. Breaux, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

Kaitlyn I Fox
Notary Public

KAITLYN I. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 04/24/2018

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~}
KF Sumner

On this 10 day of July, in the year 2014, before me Kaitlyn I Fox, personally appeared Linda G. Breaux, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is subscribed to this instrument for the purposes described therein.

Kaitlyn I Fox
Notary Public

KAITLYN I. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 04/24/2018