BILL GARRETT, Davidson County
Trans:T20140052966 DEEDQC
Recvd: 07/22/14 15:07 3 pgs
Fees:18.00 Taxes:116.39
20140722-0065136

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

Grantee: Eric T. Davis, Executor
Estate of Jack Junior Davis
217 Scurlock Court
Franklin, TN 37067

Send tax notice to: Grantee

Map Parcel Number: 029 00 0 156.00

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Michael Cameron Goss** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Eric T. Davis, Executor, Estate of Jack Junior Davis** ("Grantee"), his one-half (1/2) interest as Tenant-in-Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows: see Exhibit A

Being the same property contained in Tax map and parcel 029-00-0 156.00 and all or a portion of the same property conveyed to The Metropolitan Government of Nashville and Davidson County from Deed Book 367, Page 464; Deed Book 1422, Page 554; Deed Book 2910, Page 18, Deed Book 3895, Page 136; and Deed Book 4006, Page 194, said Register's Office for Davidson County, Tennessee.

Description is taken from prior deeds of record. This is improved real property known as 5880 Eatons Creed Rd., Joelton, Tennessee 37080.

Being the same property conveyed of record in Instrument Number 20130311-0023969, Register's Office, Davidson County, Tennessee, to Jack Davis and Cameron Goss* as Tenants-

in-Common. The legal description being subsequently corrected in Corrected Quitclaim Deed of record at Instrument Number _____, said Register's Office.

*Michael Cameron Goss and Cameron Goss being the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on the 23rd day of June, 2014.

Michael Cameron Goss

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is Thirty-One Thousand Four Hundred Fifty-Five and 51/100 ($31,455.51).

AFFIANT

Sworn to and subscribed to before me on the 23rd day of June, 2014.

NOTARY PUBLIC

KIMBERLY C. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/19/17

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Michael Cameron Goss,** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 4/19/17

KIMBERLY C. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

Book 367, page 464

A Certain tract or parcel of land in the new 14th Civil District of said County, as follows:

Situated in the Dry Fork Public Road, near the village of Money and beginning at a stake_ft. from the intersection of Dry Creek and road of said Dry Fork Road & with said margin S. 50 E. 150 feet to a stake thence S. 30 W. 175 feet to a stake; thence N. 60 W. 150 feet to a stake; thence N. 30 E. 175 feet to the beginning, containing 6/10 acres more or less. See Book 92, page 150 R.O.D.C.

Book 1422, page 554

A TRACT OF LAND IN THE 14TH FORMERLY 25TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF THE OLD EATON CREEK ROAD AT THE NORTHEAST CORNER OF A 1-3/4 ACRE TRACT CONVEYED TO J.A. ARRINGTON BY DEED FROM B.J. AITA, ET AL, OF RECORD IN BOOK 545 PAGE 538 R.O.D.C., TENNESSEE; THENCE EAST 12° NORTH 209 FEET TO AN IRON STAKE; THENCE SOUTH 2° WEST 350 FEET; THENCE WEST 9° SOUTH 450 FEET; THENCE NORTH 2° EAST 207 FEET TO THE CENTER OF SAID OLD ROAD, NOW THE NORTHERLY MARGIN OF A NEW HIGHWAY; THENCE WITH THE CENTER OF SAID OLD ROAD, EASTWARDLY 41° NORTH 306 FEET TO THE BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS, AND BEING PART OF THE PROPERTY CONVEYED TO CASPER S. AITA BY DEED FROM CYNTHIA AITA, ET AL OF RECORD IN BOOK 1115, PAGE 672, R.O.D.C., TENNESSEE.

Book 2910, page 18

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, for Davidson County, Tennessee, March 13, 1959, as follows:

Beginning in the center of Forte Road at the northeast corner of the property conveyed to Davidson County Board of Education by deed from Casper S. Aita and wife, of record in Book 1422, page 554, Register's Office for said County; thence with the center of said Forte Road north 2 degrees 45 minutes east 473 feet to the intersection of said Forte Road and Eatons Creek Road; thence with the center of said Eatons Creek Road south 28 degrees 31 minutes west 117.3 feet and south 24 degrees 31 minutes west 300 feet, and south 28 degrees 34 minutes west 100 feet to an old road; thence with said old road south 88 degrees 43 minutes east 205.8 feet to the center of Forte Road, the point of beginning.

Book 3895, page 136

Land in the 14th Civil District of Davidson County, Tennessee and described as follows:

BEGINNING at a point in the center of the Eatons Creek Road; thence leaving the center of Eatons Creek Road South 8° 29' West and continuing along the property line between the Dickens and the Metropolitan Board of Education 179.15 feet to a common corner of Dickens, Aita and the Board of Education; thence South 6° 43' East along the property line of Dickens and Aita 377.15 feet to a 12" post; thence South 3° 17' West along the property line of Dickens and Vidale, 247.19 feet to a concrete monument; thence North 86°22' West along the property line of Dickens and Barfield 179 feet to a concrete monument; thence North 1° 34' West 693.6 feet to the centerline of Eatons Creek Road; thence Northeasterly along the center of Eatons Creek Road with a curve having a radius of 819.02 feet, 215.85 feet to the point of beginning and containing 3.11 acres, more or less, according to a survey made by William Collier Parrish, dated October 12, 1964.

Being part of the same real property conveyed to Willard E. Dickens and wife, Esther M. Dickens by deed from Casper S. Aita and wife, dated November 25, 1955, filed December 28, 1955 and recorded in Book 2487, page 136, said Register's Office.

Book 4006, page 194

BEGINNING at a point in the center of John Forte Road at the Southeast corner of the property owned by Metropolitan Board of Education; thence with the center of said John Forte Road South 3° 04' West 100 feet to a point; thence leaving said road North 86° 56' West 230.95 feet to a concrete monument; thence South 3° 04' West 356.8 feet to a concrete monument in the property line between Aita and Vidale; thence North 86° 44' West along the common property line of Aita and Vidale 147.13 feet to a 12" post in the common line of Aita, Vidale and Dickens, thence North 6° 43' West 377.15 feet to a concrete monument; thence North 82° 17' East along the property line of Aita and the Metropolitan Board of Education, 450 feet to the point of beginning and containing 2.04 acres, according to a survey made by William Collier Parrish, dated October 12, 1964.