AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
File No. 1273904879

Davidson County DEEDQC
Recvd: 07/29/14 15:26 5 pgs
Fees:27.00 Taxes:0.00
20140729-0067540

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 042 14 0 048.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of July, 2014, by and between **RICHARD J. COOGAN, AN UNMARRIED MAN AND RUTH MARIE COOGAN, A/K/A RUTH M. COOGAN, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE**, a mailing address of 114 HOLIDAY DRIVE, MADISON, TN 37115, hereinafter referred to as Grantor(s) and **RUTH MARIE COOGAN, AN UNMARRIED WOMAN**, a mailing address of 114 HOLIDAY DRIVE, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 114 HOLIDAY DRIVE, MADISON, TN 37115

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK 1145, PAGE 884, Recorded: 05/12/1999

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 042 14 0 048.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

RICHARD J. COOGAN

RUTH MARIE COOGAN, A/K/A RUTH M. COOGAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Richard J. Coogan, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 24 day of July, 2014.

Barbara Collins
Notary Public
My Commission expires: Jan 27, 2015

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Ruth Marie Coogan, AKA Ruth M. Coogan, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 24 day of July, 2014

Barbara Collins
Notary Public
My Commission expires: Jan. 27, 2015

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires January 27, 2015

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Ruth Marie Coogan
Affiant

Subscribed and sworn to before me this 24 day of July, 2014.

Barbara Collins
Notary Public
Commission Expires Jan. 27, 2015

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
January 27, 2015

Name and address for person(s) responsible for taxes:

RUTH MARIE COOGAN
114 HOLIDAY DRIVE
MADISON, TN 37115

Name and address of property owner:

RUTH MARIE COOGAN
114 HOLIDAY DRIVE
MADISON, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE PLAN OF BLAIR ESTATES, SECTION 2, OF RECORD IN BOOK 2854 PAGE 41 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT IN THE WESTERLY MARGIN OF HOLIDAY DRIVE AT THE INTERSECTION OF TUCKAHOE DRIVE; THENCE 70 FEET SOUTH TO AN IRON PIN SET, THE NORTHEASTERLY CORNER OF LOT NO. 5 AND THE SOUTHEASTERLY CORNER OF LOT NO. 4, THE TRUE POINT OF BEGINNING OF LOT NO. 5; THENCE SOUTH 27 DEGREES 23' 00" WEST, 132.40 FEET TO AN IRON PIN SET ON SAID MARGIN OF HOLIDAY DRIVE; THENCE WITH A CURVE TO LEFT (HAVING A CENTRAL ANGLE OF 24 DEGREES 10' 00", A RADIUS OF 510.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 18' 00" WEST, 213.52 FEET) 215.11 FEET TO AN IRON PIN SET, THE SOUTHEASTERLY CORNER OF LOT NO. 5 AND THE NORTHEASTERLY CORNER OF ESTILL ARROWOOD'S TRACT OF RECORD IN DEED BOOK 2922, PAGE 561; THENCE ALONG SAID ARROWOOD'S TRACT, NORTH 86 DEGREES 47 '00" WEST; 30.28 FEET TO AN IRON PIN SET, THE NORTHWESTERLY CORNER OF SAID ARROWOOD'S TRACT AND THE SOUTHWESTERLY CORNER OF LOT NO. 5 AND THE EASTERLY MARGIN OF INTERSTATE 65; THENCE ALONG SAID MARGIN OF INTERSTATE 65, NORTH 1 DEGREE 51' 18" WEST 341.66 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND AND THE NORTHWESTERLY CORNER OF LOT NO. 5 AND THE SOUTHWESTERLY CORNER OF WILLIAM JOHNSON'S TRACT OF RECORD IN DEED BOOK 7027, PAGE 161; THENCE LEAVING SAID MARGIN OF INTERSTATE 65, ALONG JOHNSON'S TRACT, SOUTH 88 DEGREES 21' 44" EAST, 47.11 FEET TO AN IRON PIN SET, THE SOUTHEASTERLY CORNER OF JOHNSON'S TRACT; THENCE ALONG THE EASTERLY LINE OF JOHNSON'S TRACT, NORTH 02 DEGREES 19' 00" EAST, 38.50 FEET TO AN IRON PIN SET, THE SOUTHWESTERLY CORNER OF LOT NO. 4, MELVIN B. RAWL, OF RECORD IN DEED BOOK 8034, PAGE 620, AND THE NORTHWESTERLY CORNER OF LOT NO. 5; THENCE ALONG THE SOUTHERLY LINE OF LOT NO. 4, SOUTH 61 DEGREES 37' 00" EAST, 123.75 FEET TO THE POINT OF BEGINNING, CONTAINING 29,903.038 SQUARE FEET OR 0.686 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J. COOGAN AND WIFE, RUTH M. COOGAN FROM LEWIS WADE PRINCE AND WIFE, JEAN M. PRINCE IN DEED DATED 05/07/1999 AND RECORDED 05/12/1999 IN BOOK 11475 AT PAGE 884, IN DAVIDSON COUNTY RECORDS.

LESS AND EXCEPT BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING EAST MARGIN OF I-65 AND THE NORTH BOUNDARY OF THE ROSE PAUL PROPERTY; THENCE WITH SAID EXISTING MARGIN NORTHERLY 343 FEET MORE OR LESS TO A POINT; THENCE WITH THE SOUTH BOUNDARY OF THE WILLIAM JOHNSON PROPERTY SOUTH 83 DEGREES, 49 MINUTES, 17 SECONDS EAST 14.45 FEET TO A POINT, SAID POINT BEING 63.00 FEET RIGHT OF I-65 RAMP "HA" PROPOSED CENTERLINE STATION 13+89.59; THENCE WITH THE PROPOSED EAST MARGIN OF SAID ROAD

(1) SOUTH 02 DEGREES, 44 MINUTES, 55 SECONDS WEST 102.40 FEET

(2) SOUTH 09 DEGREES, 18 MINUTES, 01 SECONDS EAST 159.88 FEET TO A POINT, SAID POINT BEING 106.84 FEET RIGHT OF I-65 RAMP "HA" PROPOSED CENTERLINE STATION 11+24.44; THENCE WITH THE EXISTING WEST MARGIN OF HOLIDAY DRIVE HAVING A CURVE LEFT AND SOUTHERLY 88 FEET MORE OR LESS TO A POINT; THENCE WITH SAID NORTH BOUNDARY NORTH 82 DEGREES, 40 MINUTES, 46 SECOND WEST 29.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.200 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TENNESSEE DEPARTMENT OF TRANSPORTATION FROM RICHARD J. COOGAN AND WIFE, RUTH M. COOGAN IN DEED DATED 02/22/2001 AND RECORDED 02/28/2001 IN INSTRUMENT NO. 200102280018302, IN DAVIDSON COUNTY RECORDS.

PARCEL NO. 042 14 0 048.00

PROPERTY COMMONLY KNOWN AS: 114 HOLIDAY DRIVE, MADISON, TN 37115

True Copy Certification

I, Judith Kertesz, do herby make oath that I am a

Licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original

Document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Eileen A. Harris a notary public for this county and

State, Judith Kertesz who acknowledges that this certification of

An electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires July 14, 2018

Notary's Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen A. Harris, Notary Public
Hanover Twp, Washington County
My commission expires July 14, 2018