THIS INSTRUMENT PREPARED BY:

Vicky V. Klein, Attorney
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BILL GARRETT, Davidson County
Trans:T20140069897 DEEDQC
Recvd: 09/18/14 10:45 3 pgs
Fees:17.00 Taxes:0.00
20140918-0085690

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Linda Gale Anderson, et.al.	SAME	Map 147-12
600 Elaine Drive		Parcel 02
Nashville, TN 37211		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Phyllis Whitesell Dillard
AFFIANT

Sworn to and subscribed before me this 13 day of July, 2014.

NOTARY PUBLIC
My Commission Expires: 10-11-17

HILARY RICE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

FOR AND IN CONSIDERATION OF the sum of ten dollars cash in hand paid by the hereinafter named "Grantees" and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS W. DILLARD**, "Grantor," does hereby quitclaim and convey unto **LINDA GALE ANDERSON and JOHN MARK FUQUA**, "Grantees," their heirs and assigns, any and all right, title and interest she has or may have in and to the following described property in Davidson County, Tennessee:

TRACT I

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Turner Engineering Co., Inc., dated September 6, 1979, more particularly described a follows:

Beginning at a point in the northerly margin of Nolensville Pike said point being 147.44 feet from the intersection of the centerline of Haywood Lane and the northerly margin of Nolensville Pike, said measure being in a westerly direction; thence in a curve along the northerly margin of Nolensville Pike 286.08 feet in a westerly direction; thence in a curve along the easterly margin of a 50 foot access right-of-way 30.78 feet; thence still along the easterly margin of the 50 foot access right-of-way north 18 deg. 36' 31" east 33.15 feet; thence still along the easterly margin of the 50 foot access right-of-way in a curve in a northerly direction 226.88 feet; thence still along the easterly margin of the 50 foot access right-of-way north 59 deg. 20' 31" east 181.69 feet; thence south 6 deg. 28' 31" west 491.7 feet; thence south 50 deg. 51' 30" west 29.75 feet to the point of beginning. Said tract of land containing 1.977 acres, more or less.

Being the same property conveyed to Phillip E. Fuqua and wife, Juanita Fuqua by Warranty Deed of record in Book 5509, page 934, Register's Office for Davidson County, Tennessee. Juanita Fuqua and Phillip E. Fuqua were married at the time of her death on August 27, 2009, and the property then vested in Phillip E. Fuqua as surviving tenant by the entirety. Phillip E. Fuqua, unmarried, died testate on November 30, 2013, and in accordance with the provisions of his Will, the same being recorded herewith, the property now vests in fee in John Mark Fuqua and Linda Gale Anderson

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE are Parcels 1 and 2, described as follows:

Parcel 1: Beginning at an iron pin in the northerly margin of Nolensville Pike, said point being 147 feet northwest, more or less, from the intersection of the centerline of Haywood Lane and the northerly margin of Nolensville Pike; thence along said road on a curve with a radius of 2644.38 feet for a length of 20.93 feet to an iron pin set on the margin of said road; thence leaving the road north 56 deg. 50 min. 56 sec. east, 48.95 feet to an iron pin set in the property line common with Christ Lutheran Church; thence with the church line south 6 deg. 38 min. 21 sec. west, 22.31 feet to an iron pin; thence with the church line south 50 deg. 51 min. 30 sec. west, 29.75 feet to the point of beginning, a common corner with the church property and margin of said road, containing 0.02 acres, more or less.

Parcel 2: Beginning at a concrete monument on the southeast margin of the access road to Hilltop Apartments, same being a common corner with Christ Lutheran Church property; thence with said church line and an old fence south 6 deg. 28 min. 31 sec. west, 222.84 feet to an iron pin set; thence leaving said church line and fence north 41 deg. 05 min. 20 sec. west 180.64 feet to an iron pin set on the margin of said access road; thence with said access road north 59 deg. 20 min. 31 sec. east 167.23 feet to the point of beginning, containing 0.34 acres, more or less.

Being the same property conveyed to Christ Lutheran Church by Warranty Deed from Phillip E. Fuqua and wife, Juanita K. Fuqua of record in Book 5719, page 343, Register's Office for Davidson County, Tennessee.

TRACT II

Land lying in the Fifth (5th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the property line common with Fuqua, said point being the northwest corner of the herein described tract; thence south 45 deg. 31 min. 00 sec.

east 102.54 feet to an iron pin set; thence south 56 deg. 50 min. 56 sec. west 104.90 feet to an iron pin set in the property line common to Fuqua; thence with the Fuqua line north 6 deg. 28 min. 31 sec. east 130.04 feet to the point of beginning, containing 0.12 acres, more or less.

THERE IS ALSO CONVEYED to the Grantees a perpetual easement for ingress and egress, said easement more specifically described as follows:

Beginning at an iron pin set on the northwest margin of Haywood Lane, same being the southeast corner of the described easement; thence south 58 deg. 37 min. 28 sec. west, 30.94 feet to an iron pin, corner of Clark property; thence with Clark property north 45 deg. 31 min. 00 sec. west 158.23 feet to an iron pin set 30.71 feet past Clark corner; thence north 56 deg. 50 min. 56 sec. east 30.71 feet to an iron pin set; thence south 45 deg. 31 min. 00 sec. east 159.21 feet to the point of beginning.

Being the same property conveyed to Phillip E. Fuqua and Juanita E. Fuqua, as tenants-in-common by Quitclaim Deed of record in Book 11617, page 890, Register's Office for Davidson County, Tennessee. Juanita E. Fuqua died intestate on August 27, 2013, and her interest in the property then vested in her only heirs at law; to wit: Phillip E. Fuqua, John Mark Fuqua, Linda Gale Anderson, James Michael Fuqua, and Phyllis W. Dillard. Phillip E. Fuqua, unmarried, died testate on November 30, 2013, devising his interest to John Mark Fuqua and Linda Gale Anderson.

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

This is improved property known as 4650 and 4652 Nolensville Road, Nashville, Tennessee 37211.

Juanita Fuqua, Juanita E. Fuqua and Juanita K. Fuqua are one and the same person.

WITNESS my hand this 13 day of July, 2014.

Phyllis Whitesell Dillard

PHYLLIS W. DILLARD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **PHYLLIS W. DILLARD**, with whom I am personally acquainted, and who acknowledged that she executed the within deed for the purposes therein contained.

WITNESS my hand, at office, this 13 day of July, 2014..

My Commission Expires: 10/24/17

NOTARY PUBLIC

HILARY RICE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY