PREPARED BY:
JAMES L. COLLIER, ATTORNEY
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BILL GARRETT, Davidson County
Trans:T20150011375 DEEDQC
Recvd: 02/13/15 11:00 4 pgs
Fees:22.00 Taxes:0.00
20150213-0013401

FROM: CASEY WOOD

TO: AMY WOOD

Send Tax Statements To:
New Owner
AMY WOOD
1806 Union Hill Road
Goodlettsville, TN 37072

Map and Parcel No:

Map 17, Parcel 5
Map 17, Parcel 6

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee. I, **Casey Wood**, hereby transfer and by these presents do remise, release and quitclaim unto, **Amy Wood**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 1806 Union Hill Road, Goodlettsville, Tennessee.

TRACT I: Being in the 10th Civil District of said County, beginning at a point in the middle of the Union Hill-Joelton Rd. 180 feet westerly from the middle of the Greer Rd at the intersection of the said Greer Rd and the Union Hill-Joelton Rd.

Said tract of land begins at the point above described and runs with the center of the Union Hill-Joelton 105 feet in a westerly direction, and runs in a northerly direction between parallel lines 420 feet to a dead line which measures 105 feet thereon.

Being part of the same property conveyed to Leonard A. Benton and wife,

Alphon E. Benton by deed from Charles Benton and wife, Nannie Benton, filed for record in Book 1627, Page 436, Register's Office for Davidson County, Tennessee; and Leonard A. Benton, a/k/a L.A. Benton, died on January 4, 1998, at which time the above described real property became vested in Alphon E. Benton, as surviving tenant by the entirety.

Being the same property conveyed to Amy Wood and Casey Wood, wife and husband by deed from Alphon E. Benton, an unmarried woman, of record in Instrument number 20050810-0094570, Register's Office for Davidson County, Tennessee.

TRACT II: Land in the Tenth Civil District of Davidson County, Tennessee, located North of Union Hill Road and west of Greer Road, being the south part of the C.A. Benton Estate, Beginning at a spike in the center of Greer Road 26 ft south of the S.W. corner of James Dickens one acre tract, running S. 35 deg. E. 450 ft. to a spike on the south side of Union Hill and Greer Road intersection; thence S. 68 deg. 45'W. 180 ft. to the East corner of a one acre tract; thence 90 deg. Rt and running 420 ft with the East line of the one acre tract to a pin; thence 90 deg. Lt and running 105 ft with the north line of the one acre tract to a pin; thence 90 deg. Lt and running 420 ft with the west line of the one acre tract to a point in the south side of Union Hill Road; thence S. 68 deg. 45'W. 135 ft to a point on the south side of Union Hill Road; thence S. 66 deg. 30'W. 448.4 ft to a pin this pin being E.R. Benton's S.E. Corner; thence N.10 deg. 40' W. 555 ft following E.R. Benton's east line to a pin, this pin being Elizabeth Greer's S.E. corner (pin in branch) thence S. 85 Deg. 10'E. 300 ft with Elizabeth Greer's south line to a corner fence post; thence N. 63 deg. 15'E. 392 ft. running with a wire fence to the beginning, containing 6.71 Acres, more or less, according to survey made by C.J. Carney, Surveyor, July 30th 1957.

Being the same property conveyed to L.A. Benton and wife, Alphon E. Benton, by deed from E.R. Benton, Elizabeth Benton Greer and Jessie Benton Eaton, by deed filed for record in Book 2694 Page 569, Register's Office for Davidson County, Tennessee; and, Leonard A. Benton, a/k/a L.A. Benton, died on January 4, 1998, at which time the above described real property became vested in Alphon E. Benton, as surviving tenant by the entirety.

Being the same property conveyed to Amy Wood and Casey Wood, wife and husband by deed from Alphon E. Benton, an unmarried woman, of record in Instrument number 20050810-0094570, Register's Office for Davidson County, Tennessee.
The current mailing address for said property is 1806 Union Hill Road, Goodlettsville, TN 37072.

Provisions are included herein for water rights from a spring on Tract I conveyed to Jessie Benton Eaton.

INCLUDED IN THE DESCRIPTION OF TRACT II, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A CERTAIN TRACT OR PARCEL OF LAND ORIGINALLY CONVEYED TO RAY OWENS AND WIFE CAROL M. OWENS BY DEED FROM L.A. BENTON AND WIFE, ALPHON E. BENTON, FILED FOR RECORD IN BOOK 4950 PAGE 992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A MORE RECENT SURVEY BY TOMMY E. WALKER, LICENSED TENNESSEE SURVEYOR, NUMBER 1465, AS FOLLOWS:

> Beginning at concrete monument in the northerly margin of Union Hill Road, and according to the property conveyed to Deborah D. Ayers, of Record and Deed Book 11382 Page 848, Register's Office for Davidson County, Tennessee; thence, with the line of Ayers north 10 degrees 40 minutes 00 seconds west 527.33 feet to a post; thence south 83 degrees 54 minutes 38 seconds east 300.00 feet to an iron pin; thence south 11 degrees ten minutes 01 seconds east 366.30 feet to an iron pin in the northerly margin of Union Hill Rd.; thence with said margin of said road south 65 degrees 58 minutes 04 seconds west 194.45 feet to an iron pin; thence on a curve having length of 105.55 feet to the point beginning and containing 2.949 acres, more or less. (The said property was described in the original deed to Ray Owens, et ux. as having 3.02 acres, more or less.)

WITNESS my hand this, the 25 day of September, 2014.

CASEY WOOD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **CASEY WOOD**, the bargainor, with whom I am personally acquainted (or who identified themselves to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 25 day of Sept, 2014.

NOTARY PUBLIC

KATE J. DAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2015