BILL GARRETT, Davidson County
Trans:T20150023249 DEEDQC
Recvd: 03/31/15 08:10 3 pgs
Fees:17.00 Taxes:0.00
20150331-0027458

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me this the 23rd day of March, 2015.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Greg Page		
915 Twin Elms Ct.	Same as New Owner	Portion of 085-10-0-006.00
Nashville, TN 37210		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE BLAIR DUDLEY AND REGINA K. DUDLEY, HUSBAND AND WIFE,** (hereinafter referred to as "**GRANTORS**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **GREG PAGE,** (hereinafter referred to as "**GRANTEE**") his Heirs and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being a 6 acre tract located at the rear of Lots 49 and 50 of Stanford Country Club Estates (ref. plan in Book 2900, page 50, RODC, TN) and being a 0.053 acre tract at the rear of Lot No. 50 of Stanford Country Club Estates (ref. plan in Book 2900, page 50, RODC, TN) and described as Tracts A and C on the map made by Hickerson and Hickerson, Engineers, dated March 19, 1962, described together as follows:

Beginning at a point in the north margin of Eldon Court at the corner of Lots 50 and 51 on the Plan of Stanford Country Club Estates, Section 1, as of record in Book 2900, page 50, Register's Office for Davidson County, Tennessee; thence along the east line of said lots, northerly 178.5 feet to an iron pin, a

corner of Tract C; thence along the east line of said Tract, North 21 deg. 22' West 46.8 feet to a corner of Tract A and C; continuing in the same direction 45 feet to an iron pin in the center of a paved ditch; thence along the center of said ditch, North 69 deg. 57' West 374.8 feet to an iron pin continuing with the center of the ditch, North 83 deg. 55' West 296 feet to the low water line of Stones River; thence along the water line of said River in a southerly direction 340 feet to a corner of Tract A and G. W. Laws property; thence south 38 deg. 07' East 74 feet to a witness monument 50 feet at right angles from the water line of the Stones River continuing with Laws line, South 38 deg. 07' East 392.85 feet to a concrete monument, the southwest corner of Tract A; thence along the southerly line of said Tract, North 43 deg. 21' East 176.61 feet to a monument; thence North 25 deg. 39' East 48 feet to a concrete monument at the southwest rear corner of lot 49; thence along the dividing line between Lots 29 and 49 in a southeasterly direction, 166.1 feet to a corner of Lots 48 and 49; thence southeasterly along the line between said lots, 179 feet to the westerly margin of Eldon Court; thence with said Court, around a curve in a northeasterly direction 98 feet to the point of beginning.

Being a portion of the property conveyed to George Blair Dudley and Regina K. Dudley, husband and wife, by Warranty Deed from Danny C. Axley and Billie K. Axley, husband and wife of record in Instrument No. 20060524-0061140, Register's Office for Davidson County, Tennessee.

This is unimproved property known as a portion of 200 Eldon Court, Nashville, TN 37214

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 23rd day of March, 2015.

George Blair Dudley

George Blair Dudley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Blair Dudley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23d day of March, 2015.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

IN WITNESS WHEREOF, this document was executed this 23 day of March, 2015.

Regina K. Dudley

Regina K. Dudley

STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina K. Dudley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Ridge, Tennessee, this 23 day of March, 2015.

MY COMMISSION EXPIRES:
August 23, 2017

Charlotte Sue Roberts
Notary Public

My Commission Expires: _____.

CHARLOTTE SUE ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY