Box 29

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

New Owner and send Tax Bills to:
James Edward Clary, III
8153 Lain Hollow Road
Joelton, TN 37080

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

**QUITCLAIM DEED**

Map/Parcel: p/o 00400008000 and 00400012800

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Janice A. Clary heirs to the Estate of Dorothy McCormack Anglea,** does hereby transfer, convey and quitclaim all right, title and interest unto **James Edward Clary, III, unmarried**, to the following real property located in Davidson County, Tennessee, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Witness my/our signature(s) on the date below written.

Tracy A. Cartwright

James H. Anglea by Tracy Cartwright, Atty in Fact
James H. Anglea
By Tracy Cartwright, Atty. In Fact

Debra A. Simpkins by Tracy Cartwright, Atty in Fact
Debra A. Simpkins
by: Tracy Cartwright, Atty. In Fact

Janice A. Clary by Tracy Cartwright, Atty in Fact
Janice A. Clary
by: Tracy Cartwright, Atty. In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tracy A. Cartwright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of March, 2015.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

BILL GARRETT, Davidson County
Trans: T20150037986 DEEDQC
Recvd: 05/15/15 13:31 4 pgs
Fees: 22.00 Taxes: 0.00
20150515-0044979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named bargainor, Tracy Cartwright, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of James H. Anglea, Debra A. Simpkins and Janice A. Clary, and acknowledged that she executed the same as the free act and deed of the said James H. Anglea, Debra A. Simpkins and Janice A. Clary, and for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of March, 2015.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant -

Sworn to and subscribed before me this 6th day of March, 2015.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

## EXHIBIT "A"

**Legal Description**

TRACT 1: LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made March 31, 1971, by Hart-Freeland-Roberts, Inc. as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike, same being the southwesterly corner of the property being conveyed to Cordell Hull Anglea and wife, and the most westerly northwesterly corner of the property described herein; thence leaving said margin with said Cordell Hull Anglea as follows: North 56 deg. 58 min. East 261.75 feet to the beginning of a curve to the right having a radius of 622.02 feet; curving northeastwardly 342.70 feet, North 88 deg. 32 min. East 665.05 feet, North 2 deg. 14 min. East 332.98 feet to a point, common corner with other property being conveyed to James Monroe Anglea and wife; thence with said James Monroe Anglea, North 88 deg. 43 min. East 319.99 feet and South 1 deg. 02 min. East 400.00 feet to a point in the westerly margin of a proposed 50-foot roadway; thence with said margin as follows: South 88 deg. 58 min. West 457.87 feet, South 88 deg. 32 min. West 442.89 feet to an iron pin; South 88 deg. 32 min. West 252.71 feet to the beginning of a curve to the left having a radius of 555.67 feet; curving southwardly 306.14 feet, South 56 deg. 58 min. West 236.75 feet to the beginning of a curve to the right having a radius of 25 feet, and curving northwestwardly 39.30 feet to a point in the northeasterly margin of said Whites Creek Pike; thence with said margin, North 32 deg. 02 min. West 41.35 feet to the point of beginning.

BEING the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Warranty Deed from Cecil E. Lain and wife, Mabel Knight Lain, dated July 1, 1971, and filed in Book 4516, page 477, said Register's Office. The said James Monroe Anglea having died on June 15, 1993, and title now vested in Dorothy McCormack Anglea as surviving tenant by the entirety.

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TRACT 2: LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made March 31, 1971, by Hart-Freeland-Roberts, Inc., as follows:

Beginning at a point in the northerly margin of a 50-foot proposed roadway, same being the southeasterly corner of other property being conveyed to James Monroe Anglea and wife; thence leaving said margin, North 1 deg. 02 min. West 400.00 feet to a point; thence South 88 deg. 43 min. West 319.99 feet to a point in Cordell Hull Anglea's easterly line; thence with said line, North 2 deg. 14 min. East 151.16 feet to a point, corner of C. H. Lain's remaining property; thence with the said Lain, North 2 deg. 14 min. East 502.69 feet to a point in Annie Adcock's southerly line; thence with said Adcock, North 87 deg. 28 min. East 604.20 feet to a point in Buford Millard Towns' westerly line; thence with said Towns as follows: South 60 deg. 16 min. East 133.08 feet, South 6 deg. 13 min. East 97.14 feet, South 25 deg. 28 min. East 198.60 feet, South 18 deg. 03 min. East 143.8 feet, South 34 deg. 53 min. East 254.55 feet, South 02 deg. 11 min. East 202.8 feet, South 28 deg. 50 min. West 140.70 feet, South 0 deg. 50 min. East 250.0 feet, South 19 deg. 55 min. West 217.50 feet and South 78 deg. 41 min. West 10.6 feet to an iron pin in Juanita Armstrong's northerly line; thence with said Armstrong, South 87 deg. 47 min. West approximately 400 feet to a point; thence North 1 deg. 02 min. West 420.27 feet to a point at the northeasterly terminus of a 50-foot proposed roadway; thence with the northerly margin of same, South 88 deg. 58 min. West 150 feet to the point of beginning.

BEING the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Warranty Deed from Cecil E. Lain and wife, Mabel Knight Lain, dated July 1, 1971, and filed in Book 4546, page 62, said Register's Office. The said James Monroe Anglea having died on June 15, 1993, and title now being vested in Dorothy McCormack Anglea as surviving tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

LAND located in the 1st Council District of Davidson County, Tennessee, said land being a part of the James Monroe Anglea and Dorothy McCormack Anglea land of record in Book 4516, page 477, R.O.D.C., TN, described more particularly as follows:

Beginning at an iron rod (old) on the northerly margin of Lain Hollow Road, said rod being the southeast corner of Lot 1, Anglea's Five Lot Subdivision (Book 8250, page 193, R.O.D.C., TN) owned by Cordell Hull Anglea located 1214.44 feet, more or less, along said northerly margin from the easterly margin of Whites Creek Pike and N 88 deg. 32 min. 00 sec. E 140.75 feet from the southwest corner of said Lot 1; thence leaving said northerly margin with the easterly line of said Lot 1, N 01 deg. 40 min. 58 sec. E 400.00 feet to an iron rod (new) in the southerly line of the James Monroe Anglea and Dorothy McCormack Anglea land (Book 4546, page 52, R.O.D.C., TN); thence N 88 deg. 28 min. 10 sec. E 329.79 feet to an iron rod (new) in the westerly line of Lot 3, Angel Acres (Book 6200, page 64, R.O.D.C., TN) owned by Caleb E. Foster (Instrument No. 20120103-0000427, R.O.D.C., TN); thence with said Foster, S 01 deg. 24 min. 18 sec. E 400.00 feet to a broken concrete monument (old) at the southeast corner of said Foster on the northerly margin of said Lain Hollow Road; thence with said northerly margin, S 88 deg. 34 min. 28 sec. W 342.34 feet to the point of beginning, the described tract of land containing 132525.80 square feet or 3.04 acres, more or less, according to a survey dated February 24, 2015, by John Hood, TN R.L.S.# 1838, Cambell, McRae and Associates, Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204.

Being the same property conveyed to James Edward Clary, III, unmarried by Deed from Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Janice A. Clary heirs to the Estate of Dorothy McCormack Anglea, dated March 6, 2015, and filed in Instrument No. 20150311-0020832, said Register's Office.

BEING part of the same property conveyed to James Monroe Anglea and wife, Dorothy McCormack Anglea by Deeds of record in Book 4516, page 477 and Book 4546, page 62, Register's Office for Davidson County, Tennessee. The said James Monroe Anglea having died on June 15, 1993 with title being then vested in Dorothy McCormack Anglea as surviving tenant by the entirety. The said Dorothy McCormack Anglea as died intestate on November 12, 2014, and pursuant to Affidavits of Heirship filed in Instrument No. 20150311-0020828 and Instrument No 20150311-0020829, heirs to the estate are the four childred, Tracy A. Cartwright, James H. Anglea, Debra A. Simpkins and Janice A. Clary and takes title to this property by the law of descent and distribution.