BILL GARRETT, Davidson County
Trans:T20150095347 DEEDQC
Recvd: 11/09/15 13:08 2 pgs
Fees:12.00 Taxes:0.00
20151109-0113864

THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
With information furnished by the parties hereto
And without the benefit of a title search and/or
Examination of Title
200 Madison Street
Madison, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID.
Ashley Abell and Phillip Abell 269 Calvert Ridge Road Westmoreland, TN 37186	Same as New Owner	042-16-0-061.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **John R. Beasley** (Grantor) by these presents do hereby quitclaim and convey unto **Ashley Abell and Phillip Abell, wife and husband,** (Grantee) their successors and assigns, all my right, title, and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 52 on the Plan of Douglas Levine Subdivision of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 29, 1987 and known as Job No. 87-459, as follows:

BEGINNING at an iron pin set on the westerly margin of Douglas Street, said point of beginning 507.2 feet, more or less, northerly from the northerly margin of Woodruff Street, said point of beginning being the southeast corner of the original Lot No. 52 of said Douglas Levine Subdivision and also being the northeast corner of Lot No. 51 of said Subdivision; thence leaving the margin of Douglas Street and with the original northerly line of Lot No. 51, North 77 deg. 28 min. 36 sec. West 249.91 feet to an iron pin set on the easterly right-of-way of the Seaboard System Railroad property; thence with right-of way of the said Railroad , North 17 deg. 27 min. 09 sec. East 55.25 feet to an existing iron pin; thence leaving the Railroad and with the line of the Thomas B. Easton property of record in Book 4314, Page 288, register's Office for Davidson County, Tennessee, South 82 deg. 00 min. East 245.09 feet to an existing iron pin on the westerly margin of the said Douglas Street; thence with the margin of Douglas Street, South 11 deg. 52 min. 53 sec. west 74.40 feet to the point of the beginning, containing 15,974.51 square feet, more or less.

Being the same property conveyed to John R. Beasley from Teresa J. Wilkins and husband, William A. Wilkins by Warranty Deed dated September 12, 2003 of record as Instrument Number 20030915-0135264, re-recorded in Instrument Number 20031031-0160088, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 128 Douglas Street, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to those matters set out in Warranty Deed of record as Instrument Number 20030915-0135264 and re-recorded as instrument Number 20031031-0160088, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 20 day of September, 2015.

John R. Beasley

LISA LYNN WHITE STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within named John Beasley, the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office at Castalian Springs, Tennessee, this the 20 day of September, 2015.

My commission expires:
October 27
2015

Lisa Lynn White
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 100 JA

John R Beasley
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 20 DAY OF September, 2015.

Lisa Lynn White
Notary Public
My commission expires:
October 27
2015

LISA LYNN WHITE STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY