This instrument prepared by Wood Law Offices, P. C., Lexington, Tennessee 38351

BILL GARRETT, Davidson County
Trans:T20170051853 DEEDQC
Recvd: 06/19/17 08:46 3 pgs
Fees:18.00 Taxes:92.50
20170619-0060923

QUITCLAIM DEED

048-00-0
076.00

This instrument made and entered into on this the 15th day of June, 2017, by and between **MARTHA GRAVES,** Party of the First Part, and **JACK BRUCE BATSON**, Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of ONE AND NO/100----------($1.00)----------DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part, has bargained and sold, and by these presents does hereby transfer, convey and quitclaim unto the Party of the Second Part, all her rights, title and interest in and to the following described real estate, to-wit:

Lying and being situated in Davidson County, Tennessee and being more particularly described as follows:

Two tracts of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, as follows and designated for purposes of this deed for ease of reference as Tracts 2 and 3:

TRACT 2: BEGINNING at two beeches, A. J. Graves corner, and running South 16 poles to a stake on the point of a hill; thence South 46-1/2 degrees East 48 poles to a stake and pointer on a ridge; thence North 52-1/2 degrees East, 18 poles to a hickory; thence North 36-1/2 poles to a stake in A. J. Graves' line; thence West with said line 49 poles to the beginning, containing 11-3/8 acres, more or less.

TRACT 3: BEING described as beginning at an elm, William Stump's and A. J. Graves' corner, running North 40 degrees West 19.72 poles to a stone; thence South 1 degree West 36 poles to a stone; thence South 89 degrees East 19 poles to a stake on the East side of a dry stream; thence in a northwesterly direction 20 poles to the beginning, containing 2-1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING:

EXCLUDED FROM TRACTS 2 and 3: BEGINNING at a iron pin in the Westerly margin of a 20 foot Access Road in the Easterly line of Tom Hendrixson, Jr., and being the most northwesterly corner of the 0. R. Graves property of record in Book 3769, Page 403, Register's Office for Davidson County, Tennessee; thence along the Westerly margin of a 20 foot private road S 23 degrees 33' 25" E, 219.93 feet to an iron pin; thence S 05 degrees 18' 27" E, 141.22 feet to an iron pin; thence S 02 degrees 24' 22" W, 109.47 feet to an iron pin; thence leaving said road margin S 35 degrees 39' 40" F, 450.00 feet to an iron pin; thence S 36 degrees 06' 53" W 377.23 feet to an iron pin on Tom Hendrixson, Jr.'s line; thence with his line, being a fence, N 35 degrees 39' 40" W, 404.70 feet to an iron pin, corner to

Hendrixson; thence still with his fence line N 07 degrees 09' 22" E, 799.37 feet to the point of beginning, containing 5.16 acres, more or less.

This being a portion of the same property conveyed to Charles R. Graves and wife, Martha Graves by QuitClaim Deed of Jimmy W. Graves, Charles R. Graves and wife, Martha Graves, Jeannie Gwenelle Graves, and Barbara L. Graves Mobley and husband, Bobby Mobley, dated December 19, 1994 and recorded December 27, 1994 as Deed Book 9554, Page 950, Register's Office of Davidson County, Tennessee. Charles R. Graves died intestate and Martha Graves received fee simple title to said property as Tenant By The Entirety.

This Deed was prepared without the benefit of a Current Survey or Title Examination, therefore the preparer makes no certifications as to the validity of the title.

The parties hereto acknowledge that Ricky L. Wood, Attorney at Law, is not the closing agent for this transaction pursuant to the provisions of Section 6045(e) of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto her signature, this the day and date first above written.

Martha Graves

----------ACKNOWLEDGMENT----------

STATE OF TENNESSEE
COUNTY OF DECATUR

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named, **MARTHA GRAVES,** Party of the First Part, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Decatur County, Tennessee, this the 15th day of June, 2017.

Notary Public

HANNAH WOOD LEE
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

My commission expires 3/10/19

(Statement required by Chapter 178, Public Acts of 1967 as amended)
STATE OF TENNESSEE
COUNTY OF Decatur

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Matthew Graves
(affiant)

Subscribed to and sworn to before me this the 15th day of June, 2017.

Notary Public

HANNAH WOOD LEE
NOTARY PUBLIC
STATE OF TENNESSEE
DECATUR COUNTY

My commission expires 3/10/19.

Person responsible for payment of taxes: Jack Bruce Batson
(New Owner) 5325 Buena Vista Pike
Nashville, TN 37218