BILL GARRETT, Davidson County
Trans:T20170058717 DEEDQC
Recvd: 07/10/17 13:43 2 pgs
Fees:12.00 Taxes:0.00
20170710-0069144

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Dixie Graves Joslyn 4343 Dry Fork Rd. Whites Creek, TN 37189	Same	03900023700

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **JOSEPH A. GRAVES,** by these presents do hereby quitclaim and convey unto **DIXIE GRAVES JOSLYN and LANA JO ORGERON,** and their heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 on the subdivision of Tract 2 of the lands of J. M. Mayo, deceased, and described according to an unrecorded survey by Elbert F. Luther, Jr., Engineer, as follows:

Beginning at an iron pin in the center of Dry Fork Road, near the line of trees on the west side, said point being the common corner of Tracts 1 and 2; thence along the common boundary line between said Tracts 1 and 2, S 64° 45' W, 682.5 feet to an iron pin in the east boundary line of Ulrich; thence with Ulrich's line N 16° 30' W 154.3 feet to an iron pin, passing a 24" Elm at approximately 100 feet; thence with Ulrich and the top of the bluff of ridge, N 47° 15' W 181.0 feet to an iron pin; thence leaving the line of Ulrich and along the common line of Tracts 2 and 3, N 50° 00' E 730.5 feet to an iron pin in the center of Dry Fork Road; thence with the center line of said road, S 40° 30' E 130.1 feet to an iron pin; thence on a curve to the right D-12° 45, 137.5 feet to an iron pin; S 22° 15' E 193.5 feet; and S 25° E 34.5 feet to the point of beginning, and containing 7.4 acres, more or less.

Being the same property conveyed to Joseph A. Graves and wife, Norma Graves, by Warranty Deed from Benjamin W. Barry and wife, Lana Jo Barry, of record in Record Book 5482, Page 408, Register's Office for Davidson County, Tennessee. The said Norma Graves predeceased her husband, Joseph A. Graves, on October 18th, 2003.

This conveyance is made subject to all restrictions, easements, zoning and planning rdinances and health department regulations that may affect the premises.

This is improved property known as 4343 Dry Fork Road, Whites Creek, TN 37189.

Witness my hand this 3 day of July, 2017.

Joseph A. Graves

JOSEPH A. GRAVES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **JOSEPH A. GRAVES**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of July, 2017.

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

NOTARY PUBLIC

My Commission Expires: 1/8/2018

Seal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 3 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 1/8/2018

DOMINIC JOSEPH LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Seal