Prepared by Harold Collins, atty.

BOOK 6512 PAGE 254

QUITCLAIM DEED

MAR 10 11 14 AM '85
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

I 0 9 8 7 0

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Pinkerton and Catherine Pinkerton	Same	153-11
(NAME) S. Harpeth Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Joyce Pinkerton, by these presents do hereby quitclaim and convey unto Howard Pinkerton and Catherine Pinkerton, their successors and assigns, all my right, title and interest in and to the following described tract of land:

BEGINNING at a red oak with ironwood and sassafras pointers a short distance north a short distance north of a branch Eugene M. Smiths corner, thence with his line No. 60 deg. W 84 poles to a pile of stone on a ridge his corner in Mrs. Ora M. Fosters line with two small hickory pointers, thence with her line S 32 deg. E 152 poles to a stake in Mitchells line with red oak and hickory pointers. Thence with his line 86 deg. E 15 poles to a stone set in his line L. F. Joslins corner; thence with his line N. 25 1/2 deg. E. 31 poles to a sugartree on the east bank of a branch now down his corner, thence with his line 74 1/2 deg. E. 72 1/2 poles to a stake with hickory and elm pointer his corner, thence with his line N. 42 1/2 deg E. 28 poles to a stake at forks gully with sycamore pointer his corner thence with his line N 23 deg. E 26 poles to a stake in gully with box elder, and thorn pointers his corner, thence S. 55 deg. E 23 1/2 poles to elm pointer his corner, thence N. 54 deg. E 27 poles to a stake in spring his corner thence N. 20 deg. E 20 poles to the mouth of a ditch, thence N. 2 deg. E. 30 poles crossing south Harpeth River to a stake in Lucy McPherson's heirs line his corner thence with said McPherson heirs line N. 85 deg. W 108 poles to a stake on sand bar near where an old hickory pointer stood with a sycamore marked as a pointer Eugene Smiths cor. Thence with his line S. 61 deg. W. 16 poles to an elm on north bank of a branch his corner, thence S. 53 deg. W. 26 poles to a stake with ironwood pointer his corner thence with his line S. 77 deg. W 12 poles to a stake with elm pointer on east bank of branch his corner; thence with his line S. 48 deg. 40 poles to the beginning, containing 118-7/8 acres, more or less.

Being the same property conveyed to Catherine Pinkerton, Joyce Pinkerton and Howard Pinkerton by deed from Cecil D. Branstetter, Trustee, as of record in Book 4921, page 952, R.O.D.C., Tennessee.

Included in the above description, but excluded from this conveyance is the following property:

This is a part of the Pinkerton Property in the Ninth Civil District of Davidson County, Tennessee, as recorded in Deed Book 4921, page 952, R.O.D.C., Tennessee.

Beginning at an iron pin in a gulley, one of Bill Davis' corners (DB 3407 Pg. 306 R.O.D.C.); thence the next five calls with Davis S 27 deg. 17 min. 48 sec. W 432.60 feet to an iron pin at the forks of two gulleys; thence S 43 deg. 32 min. 41 sec. W 458.81 feet to an iron pin; thence S 74 deg. 58 min 42 sec. W 1196.25 feet to an iron pin; thence S 40 deg. 14 min. 05 sec. W 511.50 feet to an iron pin at the west edge of a drain; thence N 76 deg. 44 min. 49 sec. W 247.50 feet to an iron pin at Eddins southeast corner (DB 2046, Pg. 191, R.O.D.C.); thence N 28 deg. 17 min. 36 sec. W. 953.64 feet to an iron pin; thence N 84 deg. 54 min. 55 sec. E 1571.52 feet to an iron pin in a fence line; thence the next five calls to points in the fence N 41 deg. 44 min 01 sec E 176.35 feet to an iron pin; thence N 53 deg. 47 min. 48 sec. E 126.37 feet to an iron pin; thence N 57 deg. 07 min. 14 sec. E 199.94 feet to an iron pin; thence N 43 deg. 41 min. ol sec. E 388.14 feet to an iron pin; thence N 26 deg. 25 min. 12 sec. E. crossing an iron pin at 102.37 feet and on in all 145.37 feet to the center of a lane leading from South Harpeth Road to the Pinkerton Residence; thence with the lane S 51 deg. 32 min. 50 sec. E 529.94 feet; thence S 27 deg. 17 min. 48 sec. W 16.00 feet to the beginning; containing 39.24 acres more or less according to a survey plat by David Dickey dated February 25, 1985.

(Continued)

CASH 9.00 371 950

BOOK 6512 PAGE 255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Pinkerton

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 7 day of March, 1985.

Notary Public

Commission expires ~~April 9, 1987~~

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

QUITCLAIM DEED

AND

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

Continued from Page 1 (Deed-Joyce Pinkerton tto Howard Pinkerton, et al)

Being the same property conveyed to Joyce Pinkerton by deed from Howard Pinkerton and Catherine Pinkerton, as of record in Book 6506, Page 297, R.O.D.C., Tennessee.

Grantor, Joyce Pinkerton, hereby retains an easement and right to the use of the water spring, which is presently being used for the existing home on the property with the right to install and maintain water lines, pumps and any other acts necessary for the maintenance and upkeep of the same. In addition thereto Grantor reserves an easement and right of way to the existing roadway that extends and running to the Davis property and Gibson property. Joyce Pinkerton does hereby grant to Howard Pinkerton and Catherine Pinkerton an easement and right-of-way over and upon the existing road on the adjoining property which extends to the Davis Property, said portion of her land herein referred is of record in Book 6506, page 297, R.O.D.C., Tennessee and said easements, right-of-ways and water rights shall inure to the parties, heirs and assigns unless specifically terminated by written instrument executed by all parties and/or owners duly recorded.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 7 day of March, 19 85

My commission expires June 19 1987

(Affix Seal)

Affiant

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 7th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joyce Pinkerton

Y _____