J 0 9 6 3 3

THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

IDENTIF. REFERENCE

FROM: Robert S. McDonald and Clyde Driver

TO: Dean Robinson, Trustee

JUN 3 2 16 PM '85

DAVIDSON COUNTY, TN

AND

FROM: Dean Robinson, Trustee

TO: Robert S. McDonald and wife, Mertie Cantrell McDonald

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP-PARCEL**
Robert S. McDonald et ux	-SAME-	Map 65-13
4801 Lebanon Road		Parcel 001
Hermitage, TN. 37076		4D-26205

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a fee simple tenancy in **ROBERT S. MCDONALD and wife, MERTIE CANTRELL MCDONALD**, we, **ROBERT S. MCDONALD and CLYDE DRIVER**, have bargained and sold and do hereby quitclaim and convey unto **DEAN ROBINSON, Trustee**, his successors and assigns, all of our right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED

This is improved property known as 4801 Lebanon Road, Hermitage, TN 37076.

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

And now I, the said **DEAN ROBINSON, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Robert S. McDonald and wife, Mertie Cantrell McDonald, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 28th day of FEBRUARY, 1985.

Robert S. McDonald
ROBERT S. MCDONALD

Clyde Driver
CLYDE DRIVER

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Robert S. McDonald and Clyde Driver**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this the 28th day of FEBRUARY, 1985, at Mt. Juliet, Tennessee.

Brenda K. Robinson
NOTARY PUBLIC

BRENDA K. ROBINSON NOTARY PUBLIC WILSON CO. TENN.

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 28th day of FEBRUARY, 1985, at Mt. Juliet, Tennessee.

Brenda K. Robinson
NOTARY PUBLIC

BRENDA K. ROBINSON NOTARY PUBLIC WILSON CO. TENN.

My Commission Expires: 7-13-86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is ~~NONE~~ $115,000.

Dean Robinson
AFFIANT

Subscribed and sworn to before me
this the 28th day of FEBRUARY, 1985.

Brenda K. Robinson
NOTARY PUBLIC

My Commission Expires: 7-13-86

EXHIBIT "A"

TRACT NO. 1: A tract of land in the 4th Civil District of Davidson County, Tennessee, being the westerly portion of Tract No. 1 of the Bush-Waldrop Subdivision a survey of which was made by Murray D. Shanklin, Surveyor, dated November 5, 1973, and more particularly described as follows: Said tract begins at a concrete monument in the northerly margin of Lebanon Road, said point being the southeast corner of this tract and the southwest corner of the commercial tract conveyed to Johnny F. Moore, et ux, of record in Book 5465, page 398, Register's Office for Davidson County, Tennessee; thence leaving Lebanon Road and running with Moore's westerly line N 17° 30' W 101.50 feet to an iron pin; thence continuing with Moore's westerly line N 13° 42' W 143.57 feet to an iron pin, said point being the northwest corner of Moore's tract; thence N 11° 32' W 80.80 feet to an iron pin; thence N 39° 28' W 51.52 feet to an iron pin; thence N 53° 04' W 142.92 feet to an iron pin; thence S 80° 10' W 161.79 feet to an iron pin, said point being the northwest corner of this tract; thence running with the Miller G. Kimbrough, Trustee, property line S 14° 05' E 269.51 feet to an iron pin, said point being the northeast corner of the Mr. Gatti's property; thnece with the Mr. Gatti's easterly line S 14° 05' E 210.09 feet to an iron pin in the northerly margin of Lebanon Road; thence running with the margin of said road N 71° 52' E 164.38 feet to an iron pin; thence S 18° 08' E 35.0 feet to an iron pin; thence N 71° 52' E 108.62 feet to the point of beginning, and containing 2.79 acres, more or less.

Being the same property conveyed to Robert S. McDonald and Clyde Driver by virtue of a deed from Jane Bush, a widow, as of record in Book 5685, page 355, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., December 10, 1982, as follows, to-wit: Beginning at an iron pipe in the westerly line of Lot No. 1 on the Plan of Sherwood Forest, Section 1, as of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee, said point being located 285 feet, more or less, in a northerly direction from the center line of Lebanon Road, U. S. Highway 70; thence S 72° 27' W 44.54 feet, more or less, to an existing iron pin in the easterly line of the McDonald Driver lands; thence with the McDonald Driver lands the following calls and distances; N 10° 51' W 80.80 feet to a point; thence N 38° 47' W 51.52 feet to a point; thence N 52 23' W 142.92 feet to an existing iron pin; thence S 80° 48' W 161.96 feet to an existing iron pin; thence S 13° 25' E 269.50 feet to an existing iron pin located in the westerly line of the McDonald Driver lands, and the northerly line of the Resubdivision, Tract No. 1, Leland Bush Subdivision; thence with the northerly line of said Resubdivision, Tract No. 1, Leland Bush Subdivision, S 73° 23' W 145.68 feet to an existing iron pin; thence continuing with said Leland Bush Subdivision northerly line, S 79° 12' W 220.27 feet to an existing iron pin in the easterly line of the Merritt lands; thence with the easterly line of the Merritt Lands, N 4° 21' E 904.64 feet to a point in the southerly line of the Merritt lands; thence with Merritts southerly line S 84° 13' E 348.95 feet to an existing concrete monument, the westerly line of Lot No. 262, Sherwood Forest, Section 4, of record in Book 4460, page 182, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot on said plan, S 45° 45' E 42.50 feet to an existing concrete monument in the westerly line of Lot No. 8, Sherwood Forest, Section 1, of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee; thence with the westerly line of Lots 8, 7, 6 and 5 as shown on said plan, S 17° 19' W 347.87 feet to a monument in the westerly line of Lot No. 5; thence with the westerly line of Lots 4, 3, 2 and 1, as shown on said plan S 18° 00' E 344.29 feet to an iron pipe located in the westerly line of Lot No. 1, the point of beginning, and containing 8.19 acres, more or less.

Being the same property conveyed to Robert S. McDonald and Clyde Driver, d/b/a McDonald & Driver Garden Center, by virtue of a deed from Miller G. Kimbrough, Trustee, as of record in Book 5984, page 870, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6572 PAGE 39

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

115000.00- CAMT.
299.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 308.50-
391.9A06/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J09633

IDENTIF. REFERENCE

JUN 3 2 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140456