PREPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. #1 Nashville, TN 37211

| ADDRESS NEW OWNER | TAX BILLS | MAP/PARCEL |
|---|---|---|
| Charles R. Dornan<br>5945 Pettus Road<br>Antioch, TN 37013 | S. A. M. E. | Part of Map 174<br>Parcel 15 to be assigned |

BOOK 8165 PAGE 152

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to, **Charles R. Dornan and wife Martha J. Dornan** by these present do hereby quitclaim and convey unto **Rick M. Johnson,** Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

**TRACT 4**

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the property as recorded in Deed Book 5789, Page 576, in the R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point, said point being the southeast corner of the Steve A. Markham property, in the center of Turkey's Creek, as recorded in Deed Book 5883, Page 103 of the R.O.D.C., Tennessee.

Thence N 06 26'00" E a distance of 380.00 feet to a point;

Thence S 83 34'00" E a distance of 1,026.14 feet to a point;

Thence around a curve to the right, said curve having a central angle of 07 17'13", a radius of 342.58 feet, a length of 43.57 feet, a tangent of 21.81 feet, and a chord which bears S 44 46'23" E for a distance of 43.54 feet to a point;

Thence S 74 35'05" W a distance of 994.85 feet to a point;

Thence N 43'00" W a distance of 79.57 feet to the point of beginning and containing 5.341 acres of land more or less.

Being part the same property conveyed to Charles R. Dornan by deed from Commerce Union Bank, a Tennessee Banking Corporation of record in Book 5789, Page 576; Register's Office for Davidson County, Tennessee.

This conveyance is subject to Public Utility Easement to the Metropolitan Government of Nashville, Davidson County, Tennessee and Private Road Right of Way and Maintainance Agreement of record in Book 8165, Page 111; Register's Office for Davidson County, Tennessee.

**This is unimproved property known as:** Tract #4, Charles R. Dornan Tract

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

**And now, I, the said Rick M. Johnson, Trustee,** my interest for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto: **Charles R. Dornan**, his 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 on this 23 day of July, 1990.

Charles R Dornan

Martha J Dornan

Rick M Johnson Trustee

TRUSTEE

46034

TENNESSEE REAL ESTATE TRANSFER TAX
AUG 1 1 29 PM '90
FEDERAL REGISTRATION CORP.
DAVIDSON COUNTY, TENN.

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 Charles R. Dornan and wife Martha J. Dornan, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 23rd day of July, 1990.

Houston L. Hall
Notary Public

My Commission Expires: 9/26/92

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, Rick M. Johnson, Trustee, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1990.

Kristie Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-94

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 23 day of July, 1990.

Rick M. Johnson
AFFIANT

Kristie Scott
Notary Public

My Commission Expires: 5-23-94

5919 08/01 0101 03CHECK 6.00