Bay 53

THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

BASED UPON INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| DONNA ALLYSON SHELL<br>1749 CAMPBELL ROAD<br>GOODLETTSVILLE, TN 37072 | SAME | MAP 024-000<br>PARCEL 38.00 |

BOOK 8854 PAGE 514

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, DONNA ALLYSON SHELL AND JOSEPH DUKE SUTHERLAND, as Co-Trustees under Trust B created under the Last Will and Testament of GWENDOLYN DUKE SUTHERLAND and pursuant to Paragraph 3(b) of the Last Will & Testament of JOSEPH E. SUTHERLAND, do hereby quitclaim and convey unto DONNA ALLYSON SHELL, her heirs and assigns, all of our right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

8373 02/02 0101 03CHECK 12.00

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the center of a county road, the southwest corner of a 5 acre and 116 pole tract, and the southeast corner of a 66 acre and 155 pole tract, formerly owned by W. D. Bittick; thence with Bittick's east line, north 25 poles, more or less, to a stone, the southwest corner of a 2 acre tract; thence continuing with Bittick's line, North 16 1/2 degrees West 8.4 poles to a stone, North 80 degrees East 17.12 poles to a stone, North 68 degrees East 15.7 poles to a stone near a beech pointer; thence with Bittick's east line and the east line of a 129 acre and 93 pole dower tract, North 1 3/4 degrees East 82.12 poles, more or less, to a stone, 1.2 poles north of a beech; thence South 87 1/2 degrees East 34.24 poles to a stone, B. W. McCasland's southwest corner; thence with McCasland's south line, South 74 degrees 30' East 2.76 poles to a stone, E. L. Cummings' northwest corner; thence with Cummings' west line, South 1 1/2 degrees West 80.36 poles to a stone, Cummings' southwest corner and Steward's north line; thence with Stewart's north line, North 73 1/2 degrees West 12.44 poles to Stewart's northwest corner; thence South 2 degrees West 123.52 poles; thence South 88 degrees East 9 poles to a stone; thence South 2 degrees West 16.88 poles to two elms, corner of wire and rail fence, being the southeast corner of a 4 acre tract, and an inner corner of M. B. Hertzka's 120 acre tract; thence with Hertzka's line, South 87 1/2 degrees West 34 poles to stake, North 71 degrees West 12 poles to a stake, North 57 degrees West 17.2 poles to a white oak, A. L. Johnson's northeast corner; thence with Johnson's north line, North 89 degrees West 39.88 poles to the southwest corner of a tract of 23 acres and 30 poles; thence with the west line of said 23 acres and 30 poles, North 7 3/4 degrees East 13.32 poles to a stone, the southwest corner of a tract of 21 acres and 44 poles; thence with the west line of said tract, and with the east line of the land formerly owned by A. J. Ewing, North 3 1/2 degrees East 82.60 poles to the center of said county road; thence with the center of said road, North 83 1/2 degrees East 12 poles, South 87 1/2 degrees East 13.52 poles to the beginning, containing 91 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed by Donna Allison Shell and Joseph Duke Sutherland, as Co-Trustees, to Angela Dale Sutherland by Quitclaim Deed of record in Book 7478, page 197, Register's Office for Davidson County, Tennessee.

FEB 2 10 52 AM '93

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

88300

Land in Davidson County, Tennessee, being described as follows: Beginning at the intersection of the northerly right of way (25 feet from the centerline) of Campbell Road with the easterly boundary line of property owned by Leslie B. Kiber, et ux, of record in Deed Book 5448, page 119, in the Register's Office of Davidson County, Tennessee, said intersection being easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; thence, leaving said right of way with said easterly boundary line as follows: thence 8 degrees 12 minutes 32 seconds East 381.28 feet, North 9 degrees 22 minutes 52 seconds West 148.80 feet, North 4 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; thence, severing the property of Donna Allison Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, page 886, in said Register's Office, as follows: South 5 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West, 243.40 feet to a point intercepting a curve in said right of way concave to the North and having a radius of 651.80 feet; thence, with said curve and right of way, westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the beginning, containing 5.20 acres.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Angela Dale Sutherland by Quitclaim Deed of record in Book 8848, page 413, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being described according to an unrecorded survey by Willis Land Surveying, Jan Jerome Willis, Surveyor, 345 North Center Point Road, Portland, Tennessee 37148, Tennessee License No. 1547, dated October 19, 1992, and being more particularly described as follows:

Beginning at a set iron pin in the North margin of Campbell Road (25 feet from centerline), said point further described as being the Southwest corner of herein described tract and the Southeast corner of the Angela Sutherland property as of record in Book 7478, Page 197, (R.O.D.C.); thence leaving said point of beginning and running with the line of Sutherland North 00 degrees, 15 minutes, 33 seconds East a distance of 243.40 feet to a point; thence continuing South 77 degrees, 39 minutes,00 seconds East a distance of 489.80 feet to a point; thence continuing North 5 degrees, 51 minutes, 05 seconds West a distance of 520.30 feet to a point in the line of L. B. Kiber (Book 5448, Page 119, (R.O.D.C.); thence with the line of Kiber North 71 degrees, 23 minutes, 00 seconds East a distance of 18.32 feet to a set iron pin by a corner tree in fence row; thence continuing with the line of Kiber and Horace Phelan (Book 1320, Page 347, (R.O.D.C.) and running with a fenceline North 6 degrees, 45 minutes, 50 seconds East a distance of 1,096.81 feet to a set iron pin by a corner post in the South line of J. R. McCasland (Book 1225, Page 215, R.O.D.C.); thence running with the line of McCasland and an old fence South 80 degrees, 48 minutes, 27 seconds East a distance of 565.00 feet to a set iron pin; thence running South 66 degrees, 41 minutes, 43 seconds East a distance of 50.14 feet to a set iron pin, corner to Ailene Card (Book 3769, Page 355, (R.O.D.C.); thence running with the line of Card and an old fence South 5 degrees, 58 minutes, 01 seconds West a distance of 1,307.27 feet to a set iron pin by a corner post, corner to George Crossland (Book 6747, Page 26, (R.O.D.C.); thence running North 69 degrees, 56 minutes, 26 seconds West a distance of 199.52 feet to a set iron pin by a corner post, corner to Albert Cummings (Book 4221, Page 254, R.O.D.C.); thence with the line of Cummings South 8 degrees, 53 minutes, 30 seconds West a distance of 692.73 feet to a set iron pin lying in the North margin of Campbell Road (25 feet from centerline); thence the North margin of Campbell Road North 86 degrees, 52 minutes, 55 seconds West a distance of 194.80 feet to a point lying at the beginning of a curve to the right; thence running with said curve having a central angle of 22 degrees, 37 minutes, 16 seconds, a radius of 733.00 feet, a chord of 287.52 on a bearing of North 70 degrees, 24 minutes, 39 seconds West, a total distance along the curve of 289.40 feet to a point lying at the end of said curve; thence running North 57 degrees, 18 minutes, 27 seconds West a distance of 235.65 feet to a point lying at the beginning of a curve to the left; thence running with said curve having a central angle of 7 degrees, 19 minutes, 28 seconds, a radius of 722.00 feet, a chord of 92.20 feet on a bearing of North 63 degrees, 48 minutes, 00 seconds West, a total distance along the curve of 92.30 feet to the point of beginning and containing 27.30 acres, more or less.

Being a portion of the same property conveyed to Donna Allison Shell and Joseph Duke Sutherland, Co-Trustees with full power to sell, mortgage or convey without the joinder of any beneficiary by deed from Commerce Union Bank, of record in Book 6012, page 886, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this 15 day of January, 1993. BOOK 8854 PAGE 516

Donna Allyson Shell
DONNA ALLYSON SHELL

Joseph Duke Sutherland
JOSEPH DUKE SUTHERLAND

STATE OF TENNESSEE:
COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA ALLYSON SHELL AND JOSEPH DUKE SUTHERLAND the within named bargainors, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 15 day of January, 1993.

Carolyn Deeffa
NOTARY PUBLIC

My commission expires: 11/20/96

(AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF Davidson :

The actual monetary consideration for this transfer is NONE.

Donna Allyson Shell
AFFIANT

Subscribed and sworn to before me this 15 day of January, 1993.

Carolyn Deeffa
NOTARY PUBLIC

My commission expires: 11/20/96