[redacted]

BOOK 9988PG191

1573 03/22 0101 03CHECK 12.00

QUITCLAIM DEED

[This instrument prepared by:		]
[Richard R. Hedgepath, Atty., 4800 Charlotte Ave., Nashville, TN 37209]		
[(Upon information provided by Grantor(s) and Grantee(s)		]
[Address New Owner(s):	] Send Tax Bills To:	] Map-Parcel No.]
[**Billy Frank Stinson** and	]	]
[wife, **Patricia L. Stinson**	] Same	] To be assigned]
[	]	]
[7440 Old Charlotte Rd.	]	]
[	]	]
[Nashville, TN 37209	]	]

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Johnny Stinson**, hereinafter referred to as Grantor, by these presents do hereby quitclaim and convey unto **Billy Frank Stinson** and wife, **Patricia L. Stinson**, hereinafter referred to as Grantees, their successors and assigns, all my one-half undivided interest in and to the following described tract of land:

BEING a tract of land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Howard S. Dickinson and Company, dated November 29, 1978, revised March 8, 1979, as follows:

BEGINNING at a point in the centerline of Sawyer Brown Road at the southeast corner of the herein described tract and the northeast corner of a tract of land owned by Evelyn Heer; thence leaving said centerline south 81 deg. 16 min. 19 sec. west 15 feet to a point; thence continuing with the north line of the Evelyn Heer property, south 81 deg. 16 min. 19 sec. west 615.62 feet to a point in the easterly line of the H. O. Hulan property; thence north 3 deg. 30 min. east 793.13 feet to a point, said point being the southwesterly corner of the River Road Church of Christ property; thence with the common line between said tracts, north 77 deg. east 261.00 feet to a point; thence south 85 deg. east 40.8 feet to a point; thence north 3 deg. 30 min. east 158 feet to a point; thence south 85 deg. east 174.72 feet to a point in the westerly line of the G. L. Hemmer property; thence south 12 deg. 48 min. 43 sec. east 359.86 feet to a point in the centerline of Sawyer Brown Road; thence with the centerline of said Road in a southerly direction the following calls: south 31 deg. 03 min. 34 sec. west 14.38 feet to a point; thence south 12 deg. 50 min. 55 sec. west 129.0 feet to a point; thence south 7 deg. 23 min. 58 sec. east 407.99 feet to the point of beginning, containing 10.90 acres, more or less.

BEING the same property conveyed to William Clarence Stinson by deed from Jacob John Heer, Jr. and Margaret Heer Martin of record in Book 5551, Page 165, Register's Office for Davidson County, Tennessee. The said William Clarence Stinson having since died and having devised the said property to Billy Frank Stinson, a one-half undivided share and to Johnny Stinson a one-half undivided share in Will Book 185, Page 466, Probate Court for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property.

INCLUDED in the above description BUT EXCLUDED from this conveyance is the following described tract of land, designated as Tract No. 1, which was conveyed October 20, 1995 of record in Book 9834, Page 207, Register's Office for Davidson County, Tennessee.

[redacted]

TRACT NO. 1:

BEING a tract of land in the Twenty-third Councilmanic District of Davidson County, Tennessee and located on the west margin of Sawyer Brown Road, north of Charlotte Pike, and south of Old Charlotte Pike and being more particularly described as follows:

BEGINNING on a PK in the centerline of Sawyer Brown Road, said PK being N 01-25-50 E 923.22 feet more or less from an iron pin at the intersection of the north right of way of Charlotte Pike and the east right of way of Sawyer Brown Road and said PK being the southeast corner of the herein described tract and the northeast corner of Bertha Heer as evidenced in Deed Book 3929, Page 97 in the Register's Office of Davidson County, Tennessee, thence;

Leaving said margin and along the south line of the herein described tract and the north line of Heer S 81-16-19 W a distance of 636.61 feet to an iron pin, said pin being the southwest corner of the herein described tract and the northwest corner of Heer, thence;

Leaving said iron pin and along the west line of the herein described tract N 03-30-00 E, passing an iron pin at 157.84 feet, a total distance of 530.00 feet to an iron pin, said pin being the northwest corner of the herein described tract, thence;

Leaving said iron pin and severing the land of Stinson as evidenced in Deed Book 5551, Page 165 (R.O.D.C) S 74-03-31 E a distance of 577.24 feet to a PK in the centerline of Sawyer Brown Road, said PK being the northeast corner of the herein described tract, thence;

Leaving said PK and along the centerline of Sawyer Brown Road S 08-41-17 E a distance of 269.69 feet to a PK in the centerline of Sawyer Brown Road, said PK being the beginning of a curve to the right, thence;

Leaving said PK and along the centerline of Sawyer Brown Road and with said curve to the right (said curve having a radius of 2181.18 feet, a delta angle of 00 degrees 11 minutes 36 seconds, a chord bearing S 08-35-29 E, and a chord length of 7.36 feet), an arc length of 7.36 feet to a PK in the centerline of Sawyer Brown Road, the beginning containing 5.453 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 9-13-95.

Being the same property conveyd to Eric Crafton and Wayne Crafton by deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson of record in Book 9834, Page 207, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Sawyer Brown Road, Nashville, TN.

The above description is the same as in the previous deed of record.

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

Witness my hand this 18th day of March, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Johnny Stinson

JOHNNY STINSON - Grantor

[redacted]

BK/ 9988 PG 193

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnny Stinson**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 1996.

Belinda G. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

[**STATE OF TENNESSEE** The consideration or value whichever is]
[**COUNTY OF DAVIDSON** greater, for this transfer is $ NONE]
[ ]
[Subscribed and sworn to before me Patricia L. Stinson]
[this 21st day of March, 1996. Affiant]
[ ]
[Belinda G. Dixon]
[**Notary Public**]
[My commission expires: 11/22/97]
[

0163036
IDENTIF. ↑ REFERENCE

96 MAR 22 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP