0278260

BOOK 10366 PG 416 IDENTIF. # REFERENCE PICK-UP

QUITCLAIM DEED

97 MAR -3 PM 3:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[This instrument prepared by:
[Richard R. Hedgepath, Atty., 4800 Charlotte Ave., Nashville, TN 37209
[(Upon information provided by Grantors and Grantee

[Address New Owner(s):	] Send Tax Bills To:	] Map-Parcel No.]
[	]	] Part of]
[**Vickie K. Johnson Owen**	] Same	] Map 100]
[	]	]]
[608 Continental Ave.	]	] Parcel 4-10]
[	]	]
[Nashville, TN 37209	]	]

1997 03/03 0101 03CHECK 12.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **David Wayne Johnson** and wife, **Tammy K. Johnson**, hereinafter referred to as Grantors, by these presents do hereby quitclaim and convey unto **Vickie K. Johnson Owen**, hereinafter referred to as Grantee, her successors and assigns, all our right, title and interest in and to the following described tract of land:

A tract of land in the 8th Civil District of Davidson County, Tennessee being the eastern portion of the Merton Lenin Johnson property, the said Merton Lenin Johnson property being of record in Book 9060, Page 97, Register's Office for Davidson County, Tennessee and being the same property inherited by David Wayne Johnson, Grantor herein, and Vickie K. Johnson Owen, Grantee herein, being all the children and next-of-kin of Merton Lenin Johnson, deceased.

Said portion of the Merton Lenin Johnson property being conveyed today by this instrument is the western fifty-six percent (56%) of the Merton Lenin Johnson property described above, said western portion having a eastern boundary line described as a straight line running from a point in the southernmost boundary of the Merton Lenin Johnson property in a straight line North 1 degree 20 minutes East to a point in the northern boundary of the said Merton Lenin Johnson property. Said eastern boundary line is determined by beginning at the southwestern point of the James H. Ivey, et ux property of record in Book 6200, Page 237, R.O.D.C., Tennessee; thence South 54 degrees 47 minutes West 247.7 feet to a point; thence South 51 degrees 08 minutes West 688.6 feet to a point; thence South 66 degrees 03 minutes West 813.9 feet to a point; thence South 74 degrees 31 minutes West 352.9 feet to a point; thence South 57 degrees 19 minutes West 569.4 feet to a point approximately 30 feet east of the aforementioned straight line, said straight line being the said easterly boundary line and referred to in Exhibit "A" herein as "marked (proposed) division line." Said western portion containing fifty-six percent (56%) of the said Merton Lenin Johnson property and containing 210 acres, more or less. Said eastern boundary is more fully described in Exhibit "A" attached hereto, being an Exhibit showing the Proposed Division Line of the "Merton Lenin Johnson" property being shown on Property Map No. 100, Parcel No. 10. Said Exhibit being dated February 13, 1997 and prepared by John Kohl and Company, P.C., 400 - 7th Avenue North, Nashville, Tennessee 37203, a licensed surveyor. Said western portion being part of the property conveyed to Jerry L. Vance, Trustee, by Merton Lenin Johnson, and then Jerry L. Vance as Trustee conveyed said property to Merton Lenin Johnson and wife, Louise Johnson, by deed of record in Book 9060, Page 97, Register's Office for Davidson County, Tennessee. The said Louise Johnson having predeceased Merton Lenin Johnson.

A portion of boundary lines of the subject conveyed property may be more fully and completely described in a Chancery Court judgment of record in the Davidson County Clerk & Master's Office, Minute Book 66, Page 28, Docket No. 90-2324-III.

Included in the above description but excluded from this conveyance is a certain improved tract of land conveyed to Richard L. Owen and wife, Vickie K. Owen by Merton Lenin Johnson and wife, Amanda L. Johnson in Book 6858, Page 602, Register's Office for Davidson County, Tennessee.

Vickie K. Johnson Owen is the same person as Vickie K. Owen.

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

This is unimproved property known as **8th Civil District, Davidson County, Tennessee.**

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

Witness our hands this 28th day of February, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAVID WAYNE JOHNSON - Grantor

TAMMY K. JOHNSON - Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Wayne Johnson** and wife, **Tammy K. Johnson**, the within named bargainors, 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 28th day of February, 1997.

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 22, 1997

[**STATE OF TENNESSEE** The consideration or value whichever is
[**COUNTY OF DAVIDSON** greater, for this transfer is $ NONE
[
[Subscribed and sworn to before me
[this 28th day of February, 1997. Affiant
[
[
[**Notary Public**
[My commission expires: _____
[

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

SURVEYOR'S STATEMENT

THIS EXHIBIT SHOWS THE PROPOSED DIVISION LINE OF THE **"MERTON LENIN JOHNSON" PROPERTY**. THIS ESTIMATED LINE WAS DELINEATED FROM METROPOLITAN PROPERTY TAX AND TOPO MAP NO. 100. THIS PROPOSED DIVISION LINE REPRESENTS THE APPROXIMATE RATIO OF 44/56. NO BOUNDARY SURVEY WAS PREFORMED THEREFORE THERE IS NO ACREAGE AREAS BEING SHOWN.

SIGNED: JOHN KOHL AND COMPANY, P.C.

(10)

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EXHIBIT "A"

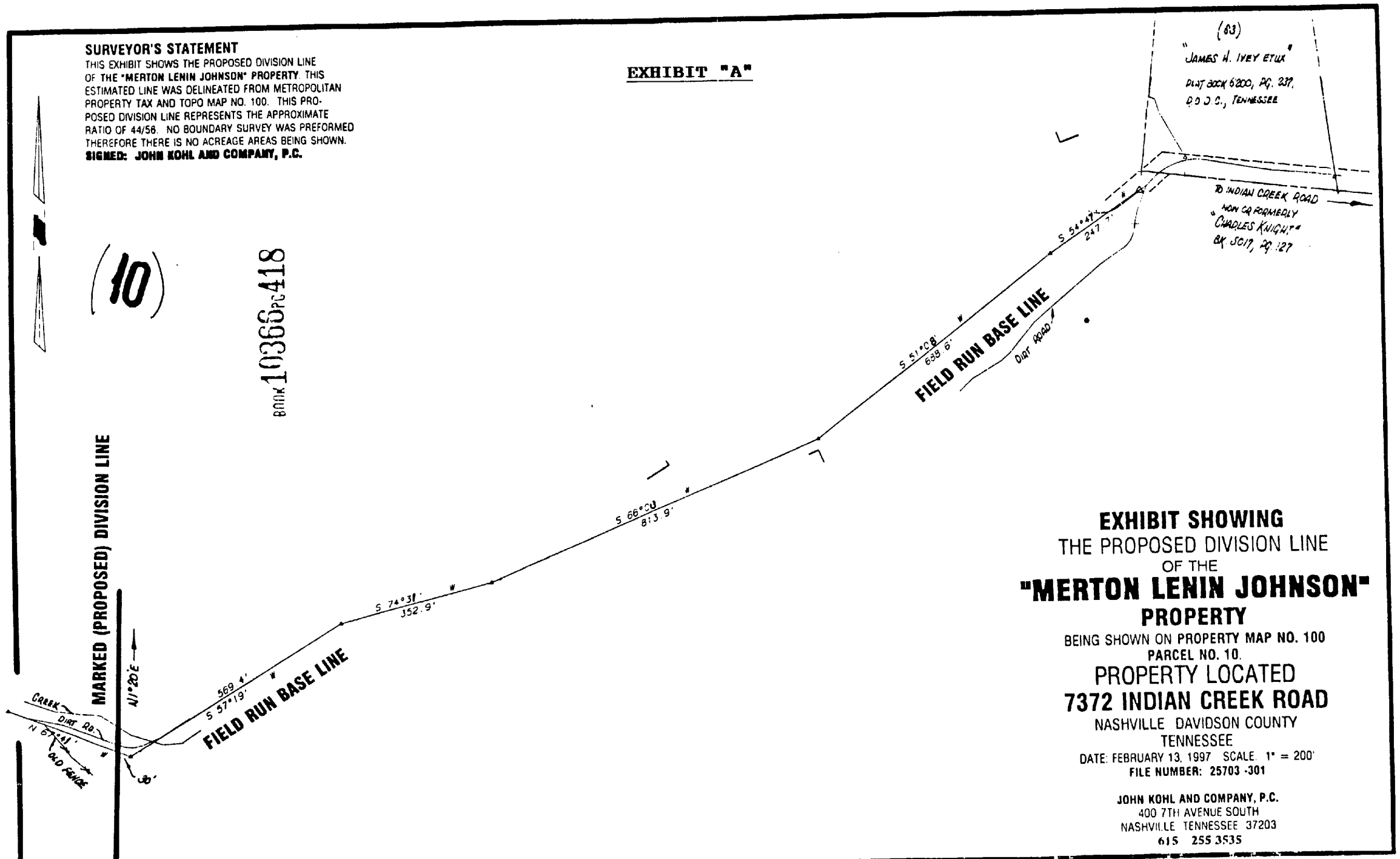


EXHIBIT SHOWING

THE PROPOSED DIVISION LINE

OF THE

"MERTON LENIN JOHNSON"

PROPERTY

BEING SHOWN ON PROPERTY MAP NO. 100

PARCEL NO. 10.

PROPERTY LOCATED

7372 INDIAN CREEK ROAD

NASHVILLE DAVIDSON COUNTY

TENNESSEE

DATE: FEBRUARY 13, 1997 SCALE: 1" = 200'

FILE NUMBER: 25703 -301

JOHN KOHL AND COMPANY, P.C.

400 7TH AVENUE SOUTH

NASHVILLE TENNESSEE 37203

615 255 3535

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED