THIS INSTRUMENT WAS PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
Post Office Box 190632
Nashville, Tennessee 37219-0632

PREPARED BY INFORMATION
FURNISHED BY THE PARTIES

BK 1615 PG 42

10842 PG 29

FROM: CHARLES WESLEY FANN and wife, TERESA A. FANN, BARBARA FANN JOHNSON and husband, DALLAS E. JOHNSON

TO: LARRY R. WILLIAMS, TRUSTEE

FROM: LARRY R. WILLIAMS, TRUSTEE

TO: BARBARA FANN JOHNSON

98 MAR 17 PM 4:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

04 13356
IDENTIF. + REFERENCE

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barbara Fann Johnson 2172 Kidd Road Nolensville, TN 37145-0487	Same	32-4.00

FOR AND IN CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS and for the express purpose of making a re-conveyance to separate tenant in common property, we, **CHARLES WESLEY FANN and wife, TERESA A. FANN, and BARBARA FANN JOHNSON and husband DALLAS E. JOHNSON**, by these presents do hereby quitclaim and convey unto **LARRY R. WILLIAMS, TRUSTEE**, his successors and assigns, the following described tract or parcel of land, to-wit:

A tract of land situated in the 17th Civil District of Williamson County and the 5th Civil District of Davidson County, Tennessee more particularly described as follows:

Beginning at a point in Fann Road, 50' in width, at the northeast corner of that parcel of land conveyed to Larry James Rice of record in Deed Book 6451, Page 619, R.O.D.C., Tennessee;

Thence, with the southerly lines of those parcels of land conveyed to Laura Lynn Freeman of record in Deed Book 8432, Page 306, and to Jeffrey K. Snoddy of record in Deed Book 6473, Page 234, R.O.D.C., Tennessee, S 84° 29' 37" E, passing an iron pin set at 25.00 feet, a total distance of 777.32 feet to an iron pin set; thence, with the easterly line of that parcel of land conveyed to William Sidney Guthrie Et Ux of record in Deed Book 6575, Page 667, R.O.D.C., Tennessee, S 04° 35' 11" W, 569.44 feet to an iron pin set; thence, with a new line of division, N 85° 16' 16" W, 383.78 feet to an iron pin set; thence, with a new line of division in part and with the westerly line of that parcel of land conveyed to Charles W. Fann Et Ux of record in Deed Book 7307, Page 553, R.O.D.C, Tennessee and Deed Book 685, Page 231, R.O.W.C., Tennessee, S 04° 43' 44" W, passing an iron pin found at 1072.16 feet, a total distance of 1575.09

feet to an iron pin set; thence, with a new line of division, N 85° 16' 16" W, passing an iron pin set at 387.01 feet, a total distance of 412.01 feet to a P.K. nail in the easterly edge of Fann Road; thence, with the easterly line of that parcel of land conveyed to Walter F. Soper of record in Deed Book 1058, Page 654, R.O.W.C., Tennessee, N 03° 29' 58" E, 95.99 feet to an iron pin found; thence, with the easterly lines of those parcels of land conveyed to Charles Jerry Pike Et Ux of record in Deed Book 958, Page 760, R.O.W.C., Tennessee, to William Allen Brewer Et Ux of record in Deed Book 6530, Page 255, R.O.D.C., Tennessee, and to Edward Whitaker Et Ux of record in Deed Book 8375, Page 637, R.O.D.C., Tennessee, N 04° 53' 00" E, 1017.15 feet to an iron pin found; thence, with Whitaker, N 57° 34' 00" E, 10.70 feet to an iron pin set; thence, with the easterly line of that parcel of land conveyed to Kelly Ann Underwood of record in Deed Book 9235, Page 865, R.O.D.C., Tennessee and the easterly line of the aforesaid conveyance to Larry James Rice, N 05° 10' 00" E, 1035.52 feet to the point of beginning and containing 25.094 acres of land according to a survey dated November 21, 1995 by Mark S. Goodman, R.L.S. #1491, Franklin, Tennessee and being identified in said survey as "Tract 2".

Being a part of that parcel of land conveyed to Charles Willard Fann and wife Sarah Byrd Fann of record in Deed Book 102, Page 209, R.O.W.C., Tennessee and Deed Book 6436, Page 458, R.O.D.C., Tennessee.

The said Sarah Byrd Fann predeceased Charles Willard Fann vesting the aforesaid property in him as surviving tenant by the entirety. The said Charles Willard Fann died testate on May 29, 1995 leaving a will of record in Will Book 61, Pages 1-4, Clerk and Master's Office of Williamson County, Tennessee, wherein the above described property was devised to Charles Wesley Fann and Barbara Fann Johnson. The spouses of said devisees have entered into this transaction for the purpose of conveying any interest that they may have in the subject property by virtue of the marital relationship.

This is improved real property known as **2172 Kidd Road, Nolesnville, Tennessee.**

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

And now, I, the said **LARRY R. WILLIAMS, TRUSTEE,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **BARBARA FANN JOHNSON**, her 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 the 2nd day of January, 1998.

BOOK 10842 PG 31

Charles Wesley Fann
CHARLES WESLEY FANN

Teresa A. Fann
TERESA A. FANN

Dallas E. Johnson
DALLAS E. JOHNSON

Barbara Fann Johnson
BARBARA FANN JOHNSON

Larry R. Williams, Trustee
LARRY R. WILLIAMS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Sandra L Gee, a Notary Public in and for said State and County, the within named **CHARLES WESLEY FANN and wife, TERESA A. FANN**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, this 2 day of January _____, 1998.

Sandra L Gee
Notary Public

My Commission Expires: 8/25/99

STATE OF TENNESSEE

BK 1615 PG 45

COUNTY OF WILLIAMSON

BK 10842 PG 32

Personally appeared before me, Sandra L Glenn, a Notary Public in and for said State and County, the within named **BARBARA FANN JOHNSON and husband DALLAS E. JOHNSON**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, this 2 day of January _____, 1998.

Sandra L Glenn
Notary Public

My Commission Expires: 8/25/99

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Sharon Denise Stevens a Notary Public in and for said State and County, the within named **LARRY R. WILLIAMS, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1998~~1997~~.

Sharon Denise Stevens
Notary Public

My Commission Expires: 11-25-2000

7074 03/17 0101 03CHECK 20.

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 10842 PG 33

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ZERO AND NO/100 ($0.00) DOLLARS.

Barbara Fann Johnson
BARBARA FANN JOHNSON

Sworn to and subscribed before me, this 2nd day of January, 1998

Linda L Glenn
Notary Public

My Commission Expires: 8/25/99

State of Tennessee, County of WILLIAMSON
Received for record the 22 day of
JANUARY 1998 at 2:03 PM. (REC# 250522)
Recorded in official records
Book 1615 Page 42- 46
Notebook 59 Page 157
State Tax $ .00 Clerks Fee $ .00,
Recording $ 20.00, Total $ 20.00,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS