BOOK 11112 PAGE 172

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MAIL ENVELOPE

PREPARED BY AND RETURN TO:

Mail

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

98 SEP 14 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Johnson Nancy C. Johnson 4349 Pecan Valley Road Nashville, Tennessee 37218-4212 File 98-1-209	North American Mortgage P.O. Box 395 Albion, NY 14411-0395

TAX MAP - PARCEL NUMBERS: 056-00-0-064-00 / field book 13D51695

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I, **JAMES F. JOHNSON**, have this day bargained and sold, and by these presents do hereby quitclaim and convey the following described property to **M. TODD JACKSON**, Trustee, his successors and assigns, in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A TRACT OF LAND shown on property Map 56, Assessor's Office of Davidson County, Tennessee, bounded in general by Phillip Perry on the west, M.D. Randall on the north 8.17 acres remainder on the east, Pecan Valley Road on the south, more particularly described as follows:

BEGINNING AT AN IRON PIN set on the north margin of Pecan Valley Road in Phillip Perry's east line (ref. Deed Book 5025, page 294, RODC); thence with said Perry's east line north 25 deg 59'40" west 1052.74 feet to an iron pin set on a ridge, Perry's NE corner in M.L. Randall's south line (Ref. Deed Book 6055, page 165, RODC); thence with said Randall's south line north 45 deg. 34'13" east, 289.06 feet to an iron pin set in a fence, said pin being south 51 deg. 20'40" west, 209.41 feet from an existing iron rod at a forked hickory, the NE corner of the Arthur Cantrell property; thence leaving Randall and severing the Cantrell property with two new lines south 15 deg. 24'02" east 638.44 feet to an iron pin south 35 deg. 58'38" east passing a witness iron pin at 464.58 feet, in all, 490.49 feet to a point in the center of Pecan Valley Road; thence with the center of said road and with a curve to the right having the following characteristics; Delta is equal to 18 deg. 57'24"; radius is equal to 615.28 feet; arc is equal to 203.57 feet; tangent is equal to 102.72 feet; chord is equal to south 48 deg. 35'56" west, 202.64 feet to a point; thence south 58 deg. 04'39" west 46.77 feet; thence leaving the center of said road and with said Phillip Perry's east line north 25 deg. 59'40" west 25.13 feet to the point of beginning, containing 5.24 acres, more or less.

BEING THE SAME PROPERTY CONVEYED to James F. Johnson, unmarried by deed from Janet Leigh Roberts, unmarried of record in Book 9798, page 666, Register's Office for Davidson County, Tennessee.

This property commonly known as: **4349 Pecan Valley Road, Nashville, TN 37218**

AND NOW, **I, M. TODD JACKSON,** Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey my interest in and to the same property hereinabove described as set forth, to which reference is here made, to **JAMES F. JOHNSON** and wife, **NANCY C. JOHNSON**, their heirs and assigns.

WITNESS OUR HANDS on this the 4th day of September, 1998.

JAMES F. JOHNSON

M. TODD JACKSON, TRUSTEE

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, James F. Johnson, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4th day of September, 1998.

My commission expires:

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, M. Todd Jackson, Trustee, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4th day of September, 1998.

My commission expires:

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4th day of September, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 4th day of September, 1998.

My commission expires:

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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