BOOK 11516 PG. 102

Box 21-B

Prepared by:
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PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
S. Jason Stilts 7890 Pinewood Road Fairview, TN 37062	S. Jason Stilts 7890 Pinewood Road Fairview, TN 37062	Map-149 Parcel-26

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Walter C. Leaver, III, Personal Representative of the Estate of Audie S. Johnson (hereinafter "Grantor"), by these presents and for the purpose of completely administering the Estate of Audie S. Johnson pursuant to the Last Will and Testament of Audie S. Johnson which was probated in the Davidson County Probate Court, Number 93P-1616, does hereby quitclaim and convey unto S. Jason Stilts, (hereinafter "Grantee"), his successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Being a certain parcel of land in the 29th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows;

Beginning at an iron rod situated on the easterly margin of Una-Antioch Pike (60' RW) ; said iron rod being a common corner of the herein described tract and the Sam B. Sanders, Jr. property as recorded in Book 8100, Page 138 RODC, Tn;

Thence, leaving the said margin of said road and along the common boundary line between Sanders and the subject property, and generally with an old fence line S 81°-04'-57" E - 153.49 feet to an old fence post;

Thence, N 63°-09'-21" E - 220.36 feet to an old fence post;

Thence, S 85° -06'-59" E - 46.02 feet to an old fence post;

Thence, S 45°-53'-59" E - 183.82 feet to an old fence post;

Thence, N 81°-51'-56" W - 120.28 feet to an old fence post;

Thence, S 56°-46'-56" W - 159.58 feet to an old fence post;

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Thence, S 43°-45'-12" W 110.39 feet to an old fence post;

Thence, S 37°-55'-39" W - 111.37 feet to a 36" Osage Orange tree;

Thence, S 10°-44'-51" W - 72.52 feet to an old iron rod;

Thence, S 85°-33'-10" E -325.58 feet to a fence corner;

Thence, S 09°-13'-26" W -243.59 feet to a fence corner;

Thence, S 80°-15'-52" W -224.02 feet to a fence corner;

Thence, S 08°-14'-07" E - 54.38 to a 30" Osage Orange tree;

Thence, S 49-44'-33" W - 82.50 feet to an old fence post;

Thence, S 33°-01-48" W - 72.62 feet (passing the northwest corner of Chelsa Village Addition, Section 3 as recorded in Book 9700, Page 45, RODC, Tn) to an old iron rod; said iron rod also being the northeast corner of Oakwood, Phase 4 as recorded in Book 7900, Page 269, RODC, Tn;

Thence, leaving the westerly boundary line of Chelsa Village Addition, Sec. 3 and along the northerly boundary line of Oakwood, Phase 4, S 50°-45' E - 645.89 feet to an old iron rod situated in the easterly margin of the aforementioned Una-Antioch Pike;

Thence, with the said margin of said Pike and in a northeasterly direction with a curve to the left having a radius of 6931.21 feet an arc length of 59.94 feet (chord = N 44°-18'-37" E - 59.94') to a point;

Thence, N 44°-04'-11" E -536.40 feet to the POINT OF BEGINNING.

Containing 9.20 Acres (400,673 SF).

Being the remaining portion of the A. S. and Fannie Johnson property as recorded in Book 971, Page 426 RODC, Tn; said A. S. and Fannie Johnson both being deceased.

The legal description and state of the title have been furnished to the draftsperson from a survey dated April 26, 1996, prepared by C. Michael Moran, RLS, 527 8th Avenue South, Nashville, Tennessee 37203. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 3rd day of June, 1999.

ESTATE OF AUDIE S. JOHNSON-Grantor

By: Walter C. Leaver, III,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Harriet Howell White a Notary Public of this County, Walter C. Leaver, III, 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 is the Personal Representative of the Estate of Audie S. Johnson and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 3rd day of June, 1999.

Harriet Howell White
Notary Public
My Commission Expires: 9-29-01

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(D).

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