Prepared by:
Tommy C. Estes
MANIER & HEROD, a Tennessee
Professional Corporation
150 Fourth Avenue North, Suite 2200
Nashville, Tennessee 37219
(615) 742-9315

Box 21-B

BOOK 11571 PAGE 203

99 JUL 13 PM 3:52

REGISTER
DAVIDSON COUNTY, TN.

06112 49

REGISTER'S FEE REFERENCE

30

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Audie J. Johnson, as Custodian for S. Jason Stilts 7890 Pinewood Road Fairview, TN 37062	**Audie J. Johnson, as Custodian for S. Jason Stilts 7890 Pinewood Road Fairview, TN 37062**	**Map-149 Parcel-26**

MTG TAX 0.00 REGISTER 14.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, S. Jason Stilts (hereinafter "Grantor"), by these presents and for the purpose creating a custodial arrangement for his benefit does hereby quitclaim and convey unto his grandfather, Audie J. Johnson, (hereinafter "Grantee"), any and all of his 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;

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

#108147

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 same property conveyed to S. Jason Stilts by Personal Representative's Quitclaim Deed dated June 3, 1999, from Walter C. Leaver, III, Personal Representative of the Estate of Audie S. Johnson, as recorded in Book 11516, Page 102 Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from said previous Personal Representative's Quitclaim Deed 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 7 day of July, 1999.

S. Jason Stilts, Grantor

BOOK 11571 PAGE 205

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me BRIDGET G WILSON, a Notary Public of this County, S. Jason Stilts, 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, at office, this 9th day of July, 1999.

Bridget G Wilson
Notary Public

My Commission Expires:

BRIDGET G. WILSON
NOTARY PUBLIC, WILLIAMSON CO., TN
MY COMM. EXPIRES APR. 22, 2001

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(4) OF THE TENNESSEE CODE ANNOTATED.

Audie J. Johnson, Custodian,
Grantee

Sworn and subscribed to before me this 9th day of July, 1999.

Bridget G Wilson
Notary Public

My Commission Expires:

BRIDGET G. WILSON
NOTARY PUBLIC, WILLIAMSON CO., TN
MY COMM. EXPIRES APR. 22, 2001