PROPERTY TAX INFORMATION:

OWNER: Arthur S. Pinkerton
Dorothy Pinkerton
9530 South Harpeth Road
Nashville, TN 37221

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TRAIL, Attorney
107 North Maple Street

From Information Provided by the Parties

Map: 154
Parcel: 1

Davidson County DEEDQC
Recvd: 08/06/01 08:19 3pgs
Fees:22.00 Taxes:0.00
20010806-0083391

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No.100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, but to create a tenancy in common between us, we ARTHUR S. PINKERTON and wife, DOROTHY PINKERTON, hereby convey, remise, release and quitclaim until SANDRA Y. TRAIL, Trustee, her successors and assigns, the following described tracts or parcels of land in the 9th Civil District of Davidson County, Tennessee, to wit:

BEGINNING at a point in the middle of Poplar Creek Road, being the southwest corner of the Kenneth Muskoff tract, and running thence North 18° 49 minutes 18 seconds West 101.49 feet to a point in the middle of a private roadway; thence with said private roadway North 5° 27 minutes 34 seconds East 131.58 feet; thence North 24° 34 minutes 07 seconds West 114.09 feet; thence North 45° 03 minutes 38 seconds East 318.67 feet; thence North 35° 17 minutes 47 seconds East 84.61 feet; thence North 21° 25 minutes 26 seconds East 56.22 feet; thence North 11° 59 minutes 13 seconds East 152.39 feet; thence, leaving said roadway, North 01° 33 minutes 1 second West 787.40 feet to a fence post; thence North 02° 20 minutes 30 seconds East 1575.40 feet to an iron pin; thence North 01° 20 minutes 27 seconds West 1410.12 feet to an iron pin; thence South 80° 59 minutes 50 seconds East 2795.90 feet to an iron pin; thence South 1° 35 minutes 16 seconds West 869.62 feet to an iron pin; thence South 88° 16 minutes 50 seconds East 716.71 feet to a set rock; thence South 1° 15 minutes 16 seconds East 919.38 feet to an iron pin; thence South 25° 32 minutes 34 seconds East 1170.84 feet to a set rock; thence North 89° 00 minutes 10 seconds West 2446.65 feet to an iron pipe; thence North 86° 00 minutes 00 seconds West 675.87 feet to an iron pipe; thence South 37° 45 minutes West 281.50 feet to an iron pin; thence South 53° 40 minutes 00 seconds West 660 feet to an iron pin; thence South 44° 19 minutes 25 seconds West 661.75 feet to an iron pin; thence South 05° 20 minutes 00 seconds West 291.89 feet to a point in the center of Poplar Creek Road; thence South 67° 15 minutes 45 seconds West 13.64 feet to the BEGINNING, and containing 237.53 acres, according to a survey made by Charles "Chuck" Hyder, Registered Surveyor on December 13, 1986.

Being the same lands referred to and described as "Tract 2" and the "easterly or upper tract" in an "Instrument of Agreement" executed by Jasper Pinkerton and Arthur Pinkerton (being one and the same person

as Arthur S. Pinkerton) and recorded in Book 7481, page 341 in the Register's Office for Davidson County, Tennessee.

Being also the same lands described as the "easterly or upper tract or portion of the farm property" devised to Arthur Pinkerton (being one and same person as Arthur S. Pinkerton) by Armada Ivy Pinkerton, deceased, in her Last Will and Testament executed January 30, 1979, and recorded in Will Book 152, page 334, Probate Office, Davidson County, Tennessee. See also Quitclaim Deed dated February 24, 1988, appearing of record in Deed Book 7485, page 422, of the Register's Office for Davidson County, Tennessee.

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

And now, I, the said SANDRA Y. TRAIL, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto ARTHUR S. PINKERTON a one-half (1/2) undivided interest and unto DOROTHY PINKERTON a one-half (1/2) undivided interest, as tenants in common (and not as tenants by the entirety), their respective heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 19th day of July, 2001.

Arthur S. Pinkerton

Dorothy Pinkerton

Sandra Y. Trail, TRUSTEE

STATE OF TENNESSEE)
)**SS.**
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Arthur S. Pinkerton and his wife, Dorothy Pinkerton,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 19 day of July, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My commission Expires: 2-19-2002

STATE OF TENNESSEE)
)SS.
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sandra Y. Trail,** the Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 19 day of July, 2001.

Debbie Williams
NOTARY PUBLIC

My commission Expires: 2-19-2002

AFFIDAVIT OF VALUE

I hereby swear or affirm that no consideration was given for this Quitclaim Deed.

Dorothy Pinkerton
AFFIANT

Sworn to and subscribed before me, on this 19 day of July, 2001.

Debbie Williams
NOTARY PUBLIC

My Commission Expires: 2-19-2002