MAP: 105-12

PARCEL: 29-30

Davidson County DEEDQC
Recvd: 08/26/03 08:59 2pgs
Fees:13.00 Taxes:1110.00

20030826-0123408

This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Avenue North
Franklin, Tennessee 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Kennette Sweeney 2319 Henpeck Lane Franklin, Tennessee 37064	Same	

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 20th day of August, 2003, by and between **JESSIE MILDRED DONOHO**, hereinafter referred to as "Party of the First Part", and **KENNETTE SWEENEY AS SUCCESSOR TRUSTEE OF THE WILLIAM J. DONOHO, JR. LIVING TRUST DATED JUNE 20, 2002**, hereinafter referred to as "Party of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Party of the First Part conveys and quitclaims unto the Party of Second Part, its successors and assigns, all her right, title and interest in and to the following described real estate, to-wit:

Land in the 1st Civil District of Davidson County, Tennessee, being shown on Tract 2 on a boundary survey dated March 9, 1978, prepared by Turner Engineering Co., Inc., as follows:

Property fronting on Nolensville Road, Nashville, Tennessee, and beginning at an iron pin on the Northeasterly right-of-way of the Louisville & Nashville Railroad, thence, with said railroad right-of-way, North 6 deg. 34' West a distance of 146.1 feet to an iron pin, thence; with a 1738.2 foot radius curve to the right a distance of 212.45 feet to an iron pin at the Southwesterly corner of Lot No. 7, Section 3 of Fair View Park recorded in Book 5060, page 102, Register's Office for Davidson County, Tennessee, thence; with the Southerly margin of said Lot No. 7 and Lot Nos. 6 and 4, South 54 deg. 38' 05" East a distance of 773.97 feet to an iron pin, thence, with the Westerly line of Lot No. 3 of Transpo Center as recorded in Book 4660, page 116, said Register's Office, South 35 deg. 19' 04" West a distance of 419.24 feet to an iron pin on the Northeasterly right-of-way of Nolensville Road; thence Northwesterly with a 4251.3 foot curve to the right a distance of 564.01 feet to the point of beginning and containing 5.178 acres, more or less.

Together with a Conditional Easement with rights of ingress and egress as set forth in the Easement Agreement of record in Book 8389, page 849, said Register's Office.

Being the same property conveyed to William J. Donoho, Sr., by deed from Commerce Union Bank, of record in Book 5347, page 573, the said William J. Donoho, Sr. having since died and his Will of record in Will Book 56, page 62, Williamson County Clerk and Master's Office having devised the subject property to Jessie Mildred Donoho. Also being the same property conveyed to H. Stanley Allen, Jr., as Trustee of the Jessie Mildred Donoho Qualified Annuity Trust dated January 3, 1994,

as to an undivided 51½% interest by Quitclaim Deed from Jessie Mildred Donoho of record in Book 9239, page 522, as corrected by Curative Quitclaim Deed of record in Book 11431, page 964, said Register's Office. Being the same property in which H. Stanley Allen, Jr., as Trustee of the Jessie Mildred Donoho Qualified Annuity Trust Agreement, dated January 3, 1994, conveyed an undivided fifty-one and one-half percent (51½%) interest to William J. Donoho, Jr. by instrument of record in Book 11431, page 967, Register's Office for Davidson County, Tennessee. Being the same property conveyed to The William J. Donoho, Jr. Living Trust by deeds recorded in Instrument No. 20020911-0110807, Register's Office of Davidson County, Tennessee, and recorded also in Instrument No. 20020730-0091164, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, Party of the First Part has hereunto set her signature, this the 20th day of August, 2003.

Jessie Mildred Donoho
JESSIE MILDRED DONOHO

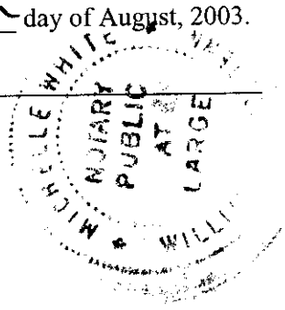
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Michelle White, a Notary Public in and for said county and state, the within named **JESSIE MILDRED DONOHO**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 20th day of August, 2003.

My Commission Expires:
March 13, 2006.

Michelle White
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 300,000.00.

Jessie Mildred Donoho
Affiant

SWORN TO and subscribed before me on this the 20th day of August, 2003.

My Commission Expires:
March 13, 2006.

Michelle White
Notary Public

