Davidson County DEEDQC
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FILE BOX

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Vernon Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: ~~January 27, 2007~~ 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Johnson (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 4
5511 Deer Run Road (ADDRESS)	P.O. Box 79041 (ADDRESS)	PARCEL 183
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Baltimore, MD 21279-0041 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marilyn Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon Johnson, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: to wit:

Land in Davidson County, Tennessee, being Tract 1 of Coopertown Farms and being more particularly described according to a survey by Joe M. Cummings, License No. 1513, dated February 18, 1994, as follows:

Beginning at an iron pin at the intersection of the easterly boundary line of property owned by W.H. Culwell et ux, of record in Deed Book 6489, Page 930, in the Register's Office of Davidson County, Tennessee, with the northerly right-of-way (25 feet from the centerline) of Coopertown Road, being 0.98 miles along said right-of-way from its intersection with White's Creek Pike; thence, with said boundary line, North 12 degrees 46 minutes 53 seconds west 801.62 feet to an iron pin; thence, severing the property of Noble C. Caudill, II, of record in Deed Book 8114, Page 913, in said Register's Office, North 77 degrees 13 minutes 07 seconds East 239.07 feet to an iron pin; thence, continuing to sever said Caudill property with the westerly margin of a fifty foot wide easement for ingress/egress, drainage and utilities as follows: South 12 degrees 46 minutes 53 seconds East 200.19 feet to the beginning of a curve concave to the east and having a radius of 2158.22 feet; thence, with said curve southerly an arc distance of 408.51 feet to the point of tangency; thence south 23 degrees 29 minutes 36 seconds East 175.22 feet to the beginning of a curve concave to the west and having a radius of 25.00 feet; thence, with said curve southerly an arc distance of 37.56 feet to the point of tangency intercepting a curve in said northerly right-of-way of Coopertown Road concave to the southeast and having a radius of 706.13 feet; thence, with said curve and right-of-way; southwesterly an arc distance of 92.54 feet through a central angle of 7 degrees 30 minutes 32 seconds to the point of tangency; thence, continuing with said right-of-way as follows: South 55 degrees 04 minutes 34 seconds west 22.76 feet to the beginning of a curve

CONTINUED

unimproved ( )
This is improved (X) property, known as 5511 Deer Run Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of September, 20 03

Marilyn Johnson
Marilyn Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn Johnson

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 Nashville, _____, Tennessee, this 10th day of September, 20 05

Commission expires ~~January 27, 2007~~ 1/29/05

Notary Public

PATRICIA NICHOLL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

concave to the northwest and having a radius of 244.01 feet; thence, with said curve, southwesterly an arc distance of 45.23 feet to the point of tangency; thence, south 65 degrees 41 minutes 34 seconds west 141.84 feet to the beginning.

Being the same property conveyed to the grantors by deed of record in Book 10578, Page 352, dated August 19, 1997, Register's Office for said County.