Davidson County DEEDQC
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20040308-0025974

After recording return to:
Susan B. Evans, Attorney
5020 Hammersmith Ct.
Nashville, TN 37211

Map & Parcel-
Tract One- Map #128, Parcel #7
Tract Two- Map #128, Parcel #5

SEND TAX BILLS TO:

CHANDLER E. MARTIN, at al
893 Lakemont Drive
Nashville, TN 37220

This Instrument Prepared By:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 30th day of DECEMBER, 2003, by and between VERNON E. MARTIN, JR. TRUSTEE of the MILLIE B. MARTIN TRUST DATED NOVEMBER 24, 1997, Party of the First Part, and CHANDLER E. MARTIN, A. CHASE MARTIN and COLIN B. MARTIN, Parties of the Second Part;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quit claims unto the Parties of the Second Part, their representatives, successors and assigns; all rights, title and interest in a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

TRACT ONE - Map #128, Parcel #7
Beginning at a Hickory, now down, in W.T. Martin's North line, thence with said Martin's line, south 80 degrees west 32 poles to a beech; thence north 16 ½ degrees east 120 poles to a stake in Martin O'Brien's south line; thence with his line east 4 poles to a dogwood; thence with John Flynn's west line, south 110 poles to the beginning, containing 10 acres, more or less.
Being the same property conveyed to W.T. Martin and wife, Zylpha Ann Martin, by deed from R.E. Bacon, of record in Book 1281, page 294, Register's Office, Davidson County, Tennessee.

TRACT TWO - Map #128, Parcel #5

Being a tract of land lying in the 9th Civil District of Davidson County, being a part of the land conveyed to a W.H. McCall by Alva Williams, beginning at a beech free, said beech being the southeast corner of the land herein described and being the southwest corner of a 10 acre tract of land heretofore conveyed by W.H. McCall to Thomas Vaughn by deed recorded in Book 353, page 483, R.O.D.C.; running thence with the west boundary line of the said Vaughn tract, north 16 ½ degrees east 120 poles to a point in the north boundary line of the original tract, being the northwest corner of the said 10 acre tract conveyed to Vaughn by McCall; thence with the north boundary line of the original tract west 53.50 poles a chestnut tree in the west margin of the right of way of the Tennessee Electric Power Company; thence with the westerly margin of said Power Company right of way south 56 degrees west 97 poles to a point in the center drain or branch; thence up said drain south 61 degrees east 11.75 poles to a point; thence south 31 ½ degrees east 4.25 poles to a point in said drain; thence up said drain and leaving same south 62 3/4 degrees east 13.60 poles to a point near a beech tree; thence south 1/2 degree west with the east line of the tract owned by Armour Jones 33 poles to a stone pile in the south boundary line of the original tract; thence with the south boundary line of the original tract south 80° east 81 poles to the beginning; containing 60.73 acres, more or less, the above area includes the right of way of the Tennessee Electric Power Company extended along the west boundary of said land.

Being the same property conveyed to W.T. Martin and wife, Zylpha A. Martin, by deed from W.H. McCall and wife, Stella M. McCall, of record in Book 667, page 148, Register's Office, Davidson County, Tennessee.

Except for & deleting from said Tract Two the following described property, a certain tract or parcel of land in 9th Civil District of Davidson County, State of Tennessee, as follows: Beginning at a stake in a hollow with beech and spicewood PTRS in the south boundary line of original 60.73 acres of which this conveyance is part now W.T. Martin's southwest corner; thence with his line N. 31 degrees E. 125 poles to a stake with sassafras and dogwood PTRS in the north boundary line of original tract 2 poles west of Pierson's N.W. corner; thence west 51 1/2 poles to a chestnut tree in the west margin of the right of way of the Tennessee Electric Power Company; thence with westerly margin of said Power Company right of way south 56 degrees west 97 poles to a point in the center drain or branch; thence up said drain south 61 degrees east 11 3/4 poles to a point; thence south 31 ½ degrees east 4 1/4 poles to a point in said drain; thence up said drain and leaving same south 62 3/4 degrees east 13 3/5 poles to a point near a beech free; thence south 1/2 degree west with the east line of the tract owned by Armour Jones, 33 poles to a stone pile in the south boundary line of the original tract; thence with the south

boundary line of the original tract south 80 degrees east 43 poles to the beginning containing forty-six and seventy three hundredth (46.73) acres more or less and being the western portion of a tract of 60.73 acres deeded by said W.H. McCall and wife, Stella M. McCall, to me by deed of record in Deed Book No. 667, page 148, R.O.D.C. to which deed reference is made for further particulars.

A good and sufficient right of way over the land herein conveyed is herein reserved forever over and along a road leading to the state highway from that portion of said 60.73 acres not herein conveyed, over a practical route of ingress and egress therefrom to the said road leading to and from said state highway.

Being the same property conveyed to W.H. McCall and wife, Stella M. McCall, by deed from W.T. Martin and wife, Zylpha A. Martin, of record in Book 928, page 173, Register's Office, Davidson County, Tennessee.

Tract One and that portion described above as Tract Two are the same property conveyed to the MILLIE B. MARTIN TRUST DATED NOVEMBER 24, 1997, by Quit Claim Deed from MILLIE B. MARTIN of record in Book 10890, page 834, of the Register's Office for Davidson County, Tennessee. Also, see deed of record in Book 3893, page 802, said Register's Office.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature, this day and date first above written.

VERNON E. MARTIN, JR., TRUSTEE
OF THE MILLIE B. MARTIN TRUST
DATED NOVEMBER 24, 1997.
Party of the First Part

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0- . Subscribed and sworn to before me, this the 22nd day of JANUARY, 2004.

AFFIANT

NOTARY PUBLIC
My Commission Expires:

My Commission Exp. Sept. 24, 2005

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 VERNON E. MARTIN, JR., TRUSTEE OF THE MILLIE B. MARTIN TRUST DATED NOVEMBER 24, 1997, the bargainer 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 and official seal at Nashville, Tennessee, this 30th day of DECEMBER, 2003.

NOTARY PUBLIC

My commission expires: 9-24-05

