PICK-UP

PREPARED BY:
PHILLIP ROBINSON, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 04/28/04 15:15 2pgs
Fees:12.00 Taxes:0.00
20040428-0048463

FROM: SANDRA LOUISE ARMISTEAD

TO: LESTER B. ARMISTEAD
8333 Old Springfield Road
Goodlettsville, Tennessee 37072

Send Tax Statements To:

Lester B. Armistead
8333 Old Springfield Road
Goodlettsville, Tennessee 37072

Map and Parcel No.

Map: 12
Parcel: 1

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marriage Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Lester B. Armistead v. Sandra Louise Armistead, Docket Number 04D-322, I, **Sandra Louise Armistead**, hereby transfer and by these presents do remise, release and quitclaim unto, **Lester B. Armistead**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in the 20th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake in J.C. Byrns tract, One pole East of Mrs. Sarah Byrns N.W. lower corner; thence N 14° E 39 poles to a stake; thence N 74° W 7 poles to a stake; thence N 16° 34-1/4 poles to a stake; thence N 21° W 25 poles to a stake; thence N 75° W 45.2 poles to a stake in old Wm. Luton original East boundary line; thence with said line South 11° W 3.4 poles to a stone; thence N 73- 1/4° W 26- 1/4 poles to a Water Gap; thence with a ravine S 21° W 40 poles; thence S 34° W 2 poles to the center of a road, Culvert; thence continuing with said ravine, S 25-1/4° W 26 poles to center of a bridge on County Road; thence S 24-1/4° W 31 poles to an ash near the top of a hill; thence with the line of a pailing fence S 6° W 8.6 poles to a walnut; thence S 1/2° E 30 poles to a stake near two hickorys in W. O. Shiver's old line; thence with Shiver's line E 31 poles to a beech the southwest corner of a tract of land conveyed to Wm. Lutton by deed from J.B. Luton; thence with the line of the J.C. Byrns tract E 58 poles to a beech; thence N 20°E 16 poles to a stake; thence N 1° E 16 poles to a stake; thence S 80° E 1 pole to the beginning, containing 77-1/2 acres more or less.
>
> INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above described premises having been heretofore conveyed to B.M. Luton, by deed of record in Book 329, page 266, Register's Office for Davidson County, Tennessee

described as follows: Land in the 20th Civil District, Davidson County, State of Tennessee: Said land bounded and described as follows: Beginning in the center of Henderson division of Louisville and Nashville Railroad and running N 60° W 31 poles to Culvert in said railroad in B.M. Luton's south boundary line; thence N 21° E 49 poles and 18 links with meanders of drean or ditch to Water Gate; thence S 73° E with B.M. Luton's line to stone; thence S 15° W 55 poles to the beginning, containing 9-1/2 acres more or less.

ALSO INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above described premises having been heretofore conveyed to James Patton by deed of record in Book 869, page 120, Register's Office for Davidson County, Tennessee, described as follows: Land in the 10th Civil District situated about 4 miles north of Goodlettsville, Tennessee on Mansker's Creek beginning at a point the southwest corner of S.D. Patton's land and running with his line northerly 525 feet to J.E. Polk's line; thence westerly 435 feet to the east bank of said creek; thence in a southerly direction with said east bank of Mansker's Creek 600 feet to a point in said Luton's line near walnut tree; thence easterly in a straight line, 514 feet to the beginning, containing about 5-1/2 acres, more or less.

The above described property being identified as Map 12, Parcel 1, on the Tax Map Records of Metropolitan Nashville Davidson County, containing 65.74 acres, more or less.

Being a portion of the same property conveyed to Lester B. Armistead, et ux, by deed of record in Book 671, Page 331, Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 24 day of January, 2004.

SANDRA LOUISE ARMISTEAD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Janet H Wilkes, a Notary Public in and for the above County and State, the within named **Sandra Louise Armistead**, the bargainor, with whom I am personally acquainted (or who identified herself 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 seal, at the office, this the 24th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 9/22/07

JANET H. WILKES NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

MY COMMISSION EXPIRES: 9/22/07

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).