FROM Estate of Frances Hendrickson Powell
TO Charles Jackson Powell

QUITCLAIM DEED

Address of New Owner:
Charles Jackson Powell
8231 ~~Route #2~~ River Road
Nashville, TN 37202

Send Tax Bills To:
Owner

Map & Parcel:
Part of 66-34

Davidson County DEEDQC
Recvd: 06/29/04 09:12 2pgs
Fees:12.00 Taxes:0.00
20040629-0076783

Prepared By:
Advantage Title and Escrow
109 Kenner Avenue
Nashville, TN 37205

Prepared from information furnished by the parties hereto

After recording return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
#1181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ 0 -

Affiant

Subscribed and sworn to before me this the 16TH day of June, 2004.

Notary Public
My Commission Expires: 11-27-04

DEBORAH A. DENNIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I/We, George E. Powell, Executor of the Estate of Frances Hendrickson Powell, do hereby quitclaim to Charles Jackson Powell and wife, Delila Pedigo Powell, also known as Delilah Pedigo Powell, their/his/her Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

See Exhibit A Attached for Legal Description

This is improved property known as 8239 River Road Pike, Nashville, TN 37209

Witness our/my hand(s) this the 16TH day of June, 2004.

George E. Powell, Executor of the
Estate of Frances Hendrickson Powell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George E. Powell, Executor of the Estate of Frances Hendrickson Powell, 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 this the 16TH day of June, 2004.

Notary Public

My Commission Expires: 11-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File No.: 1181

EXHIBIT A

Beginning at an iron pin on the right-of-way of River Road Pike, said iron pin being the southeast corner of the previously described 103.20 acre tract; thence with said road with a curve to the right having a central angle of 01 deg 10 min 10 sec, a radius of 3648.16 feet, a length of 74.46 feet, a chord bearing of north 42 deg 47 min 48 sec west, and a chord distance of 74.46 feet to an iron pin;
thence north 42 deg 12 min 41 sec west 50.54 feet to an iron pin;
thence north 11 deg 30 min 00 sec east 448.90 feet to an iron pin;
thence south 78 deg 01 min 31 sec east 731.72 feet to an iron pin;
thence south 11 deg 26 min 02 sec west 201.00 feet to an iron pin;
thence south 85 deg 55 min 51 sec west 648.14 feet to an iron pipe;
thence south 14 deg 04 min 52 sec west 141.38 feet to the point of beginning containing 5.36 acres, more or less.

Being part of the same property conveyed to Frances Hendrickson Powell and husband, Henry L. Powell by Warranty Deed from J. G. Hendrickson and wife, Frances Marion Hendrickson, of record in Book 1260, Page 150, Register's Office for Davidson County, Tennessee. The said Henry L. Powell having since died on February 25, 1996. The said Frances Hendrickson Powell having since died in October, 2002, and by her Last Will and Testament appointed George E. Powell, as Executor of the Estate of Frances Hendrickson Powell, deceased.

Grantor hereby conveys unto Grantees, their heirs, successors and assigns, a perpetual easement for use and maintenance of drainfield for septic system contiguous and running with the land which serves the 5.36 acre tract as reserved in Warranty Deed to Domingo A. Carletello, etals, of record in Instrument No. _____and more specifically described as follows:

Beginning at an iron pin, said pin being the Southwest Corner of the Charles Powell Property as recorded in Book 5101, Page 748, Register's Office for Davidson County, Tennessee, thence North 78 Deg 01 Min 31 Sec West 96.30 feet to an iron pin; thence South 11 Deg 30 Min 00 Sec 140.00 Feet to the Point of Beginning of said Easement; thence South 11 Deg 30 Min 00 Sec West 100.00 to a Point; Thence North 78 Deg 30 Min 00 Sec Wes t100.00 to a point; thence North 11 Deg 30 Min 00 Sec East 100.00 to a point; thence South 78 Deg 30 Min 00 Sec East 100.00 the Point of Beginning containing 10,000 square feet or 0.23 acres, more or less.