Davidson County DEEDQC
Recvd: 08/19/04 08:57 3pgs
Fees:17.00 Taxes:0.00
20040819-0100127

MAP 175
Parcel 90

NEW OWNER AND
SEND TAX BILLS TO:

Sara D. Piercey, Trustee
1687 Newport Place
La Vergne, TN 37086

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 11th day of AUGUST, 2004, by and between SARA D. PIERCEY, Executrix of the Estate of Herbert Piercey, Party of the First Part, and Sara D. Piercey, Trustee of the Herbert Piercey Family Trust, Party of the Second Part, all citizens and residents of the State of Tennessee;

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, its representatives, successors and assigns; for the purpose of carrying out the last will and testament of Herbert Piercey in creating the Herbert Piercey Family Trust and conveying any and all title and interest in a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Being a 7.69 more or less acre tract of land lying in the Second Civil District of Davidson County, Tennessee, and being The Miles property, which is of record in Book 5757, page 921, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the Southerly margin of Murfreesboro Pike, said point being the Northwesterly corner of the Joyce W. Pollock et. ux. property, as of record in Book 4933, page 82, Register's Office Davidson County, Tennessee, and also being the most Northeasterly point of the herein described tract; thence leaving the said Southerly margin of Murfreesboro Pike and with the common line of the said Joyce W. Pollock property and the herein described tract the following calls: South 16 degrees, 38 minutes, 05 seconds West a distance of 99.53 feet to a point; thence South 7 degrees, 20 minutes, 57 seconds West a distance of 460.07 feet to an existing iron pipe, said point being the most southeasterly point of the herein described tract; thence along the Northerly line of the aforementioned Joyce W. Pollock property and the C.E. Urretia et. ux. property, as of record in Book 2543, page 40, Register's Office Davidson County, Tennessee, North 86 degrees, 11 minutes, 21 seconds West a distance of

452.22 feet to an existing iron pin, said point being the most southwesterly corner of the herein described tract and also being the most southeasterly corner of the Mt. View Baptist Church of Antioch, Tennessee property, as of record in Book 5291, page 571, Register's Office Davidson County, Tennessee; thence leaving the Northerly line of the aforementioned C.E. Urretia property and with the Easterly line of the aforementioned Mt. View Baptist Church of Antioch, Tennessee property and the Annie Marie Coles property, as of record in Book 1227, page 166, Register's Office Davidson County, Tennessee the following calls: North 06 degrees, 45 minutes, 41 seconds East a distance of 525.25 feet to a point; thence North 13 degrees, 33 minutes, 00 seconds East a distance of 360.42 feet to an existing highway monument, said point being on the Southerly margin of Murfreesboro Pike; thence with the Southerly margin of Murfreesboro Pike, North 13 degrees, 33 minutes, 00 seconds East a distance of 10.51 feet to a point, said point being the most northwesterly corner of the herein described tract; thence continuing with the southerly margin of Murfreesboro Pike, South 46 degrees, 22 minutes, 00 seconds East a distance of 536.97 feet to the point of beginning, containing 7.69 more or less acres.

This being the same property conveyed to Herbert Piercey by Frances Pauline (Miles) O'Brien (unmarried), by deed of record in Deed Book No. 6758 Page 313, in the Register's Office of Davidson County, Tennessee. The Last Will and Testament of Herbert Piercey, who was deceased on March 31, 2003, was entered for probate in the Probate Court for Rutherford County, Tennessee, in Will Book 38, page 114. In accordance with said Will the duly appointed Executrix, Sara D. Piercey, was vested with the power and directed to convey the real estate of the decedent.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set her signature as Executrix of the Estate of Herbert Piercey this day and date first above written.

Sara D. Piercey

SARA D. PIERCEY, Executrix
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 11th day of August, 2004.

Sara D Piercey

AFFIANT

Ronald H Bice Jr

NOTARY PUBLIC

My Commission Expires: 9-25-05

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, the within named, Sara D. Piercey, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged under oath that she is the duly appointed Executrix of the Estate of Herbert Piercey and executed the within instrument for the purposes therein contained by signing her name as Excutrix of the Estate of Herbert Piercey.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2004.

Ronald H. Bice, Jr.

NOTARY PUBLIC

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

My commission expires: 9-24-05