FILE BOX 45

QUITCLAIM DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDQC
Recvd: 12/29/04 08:40 2pgs
Fees:12.00 Taxes:0.00

20041229-0153444

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2004.

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John Harwell, Jr.	New Owner	Map 086
453 Harwell Drive		Group 02-0
Hermitage, TN 37076		Parcel 105.00

FOR AND IN 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

Johnny Harwell, Sr. and John Harwell, Jr., heirs of the Estate of Rose Harwell

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John Harwell, Jr.

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:

Being Lots Number 53 and 54 on the Plan of Dodson Heights Subdivision, of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee. Included but excluded from this conveyance is the following property conveyed to Davidson County for highway purposes of record in Book 4993, Page 221, for Davidson County, Tennessee, and being described as follows:

Being parts of Lots Nos. 53 and 54 on the Plan of Dodson Heights of record in Book 2900, Page 113, and more particularly described as follows: Beginning at a point of intersection of the southerly margin of Old Lebanon Dirt Road and the west boundary of the Edward L. Payne property, thence along the said west boundary south 21 degrees 04 minutes west 111.0 feet to a point, thence along a curve left having a radius of 1829.86 feet and being at all points 80 feet right of the center of Old Hickory Boulevard relocated northwestwardly 130.48 feet to a point in the radius of Panama Drive, thence along the said radius and continuing with the southerly margin of Old Lebanon Dirt Road southeasterly 110.73 feet to the point of beginning.

Being the same property conveyed to Rose Harwell, married by deed from Secretary of Housing and Urban Development of record in Instrument 200310170154389, said Register's Office. The said Rose Harwell now deceased, with Johnny Harwell, Sr. and John Harwell, Jr. being the sole heirs of Rose Harwell.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 7020 Panama Dr., Hermitage, TN 37076

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 our hands this 23rd day of December, 2004.

Johnny Harwell, Sr.

John Harwell, Jr.

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 Johnny Harwell, Sr. and John Harwell, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2004.

My Commission Expires: 1/29/05

Notary Public

