QUITCLAIM DEED

FROM: JAMES C. McPHERSON **TO:** WILLIAM D. AKIN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
William D. Akin 5345 John Hager Road Hermitage, TN 37076	William D.Akin 5345 John Hager Road Hermitage, TN 37076	MAP and PARCEL 98 195

This Instrument Prepared By:
JOHN B. STARK
ATTORNEY AT LAW
4207 Lebanon Road, Suite No. 201
Hermitage, Tennessee 37076
Telephone: (615) 885-5600

Davidson County DEEDQC
Recvd: 01/12/05 12:39 2 pgs
Fees:12.00 Taxes:0.00
20050112-0004554

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00

JAMES C. McPHERSON

Subscribed and sworn to before me this 15th day of JANUARY, 2004.

Anna M. Whaley
NOTARY PUBLIC
My Commission Expires: July 21, 2007

ANNA M. WHALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), by WILLIAM D. AKIN, the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged by JAMES C. McPHERSON, tenant in entirety, hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim and convey unto Grantee WILLIAM D. AKIN, his heirs and assigns, all right title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING land located in the 4th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by John M. Sullivan, Engineer, dated June 17, 1972, and described according to said survey as follows:

BEGINNING at an existing iron pin in the southerly margin of John Hager Road and thence S 4 degrees - 40' East running generally with an existing property fence line (said line is the corner boundary line John H. Cook, as described in Deed Book 5264 Page 957), to an existing iron pin at a fence junction; thence S 89 degrees - 26' East 395.84 to an iron pin; thence N 04 degrees - 40' West 365.07 feet to an iron pin; thence N 90 degrees - 33' - 43 W 356.6 feet to iron pin; thence 2 degrees 13' - 13" W 195.88 feet to an iron pin; N 80 degrees - 32' 44 West 66.87 feet to an iron pin in the southerly margin of John Hager Road; thence S 76 degrees - 28 ' - 18 West 51.6 feet to the point of beginning and containing 5.03 acres.

BEING the same property conveyed to William D. Akin by Deed from Bill H. Mason and wife, Helen M. Mason, of Record in Book 5585, Page 852, and leaving a remainder of 6.27 acres, more or less., Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James C. McPherson by Deed from William D. Akin, of Record in Book [illegible] Page [illegible], Register's Office for Davidson County, Tennessee.

Instrument # 20040113 - 0041402

This is improved property known as: **5345 John Hager Road**
Hermitage, Tennessee 37076

The property herein conveyed is being conveyed in its "AS IS" condition.

Witness my hand this the 15th day of APRIL, 2004.

James C McPherson

JAMES C. McPHERSON

OATH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, JAMES C. McPHERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Davidson County, Tennessee this 15th day of April, 2004.

Anna M. Whaley

NOTARY PUBLIC

ANNA M. WHALEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: July 21, 2007