Davidson County DEEDQC
Recvd: 03/30/05 09:42 2 pgs
Fees:12.00 Taxes:0.00
20050330-0034256

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
James M. Johnson and Catherine Gail Johnson, husband and wife
131 Demoss Drive
Nashville, TN 37209

Send Tax Bills To:
SAME

Map & Parcel No.:
Part of 168-25.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Jason M. Johnson, married** ("Grantor") does hereby quitclaim and convey unto, **James M. Johnson and Catherine Gail Johnson, husband and wife** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND LOCATED IN THE 2ND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY SIDE OF SOUTH HARPETH ROAD, NORTH OF HIGHWAY 100 AND BEING A 5 ACRE TRACT OF LAND CUT OUT OF A 23.72 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT # 20040206-0014610 R.O.D.C., TN. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 3-18-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT A NAIL (NEW) IN THE CENTERLINE OF SOUTH HARPETH ROAD, SAID NAIL BEING LOCATED S 03°30'00" W 50.21 FEET FROM THE NORTHEAST CORNER OF THE JAMES M. JOHNSON AND CATHERINE GAIL JOHNSON LAND (INSTRUMENT # 20040206-0014610 R.O.D.C., TN.), THE PARENT TRACT TO THE HEREIN DESCRIBED LAND; THENCE WITH SAID CENTERLINE S 03°30'00" W 344.33 FEET TO A NAIL (NEW), SAID NAIL BEING LOCATED N 03°30'00" E 344.33 FEET FROM THE SOUTHEAST CORNER OF THE AFOREMENTIONED PARENT TRACT; THENCE LEAVING SAID AND SEVERING SAID JAMES M. AND CATHERINE GAIL JOHNSON LAND S 79°42'21" W 331.86 FEET TO A FENCE POST; THENCE S 82°18'13" W 217.04 FEET TO AN IRON ROD (NEW); THENCE N 08°04'16" W 370.16 FEET TO AN IRON ROD (NEW); THENCE N 75°09'39" E 207.34 FEET TO AN IRON ROD (NEW); THENCE N 88°16'38" E 414.35 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES M. JOHNSON AND CATHERINE GAIL JOHNSON, HUSBAND AND WIFE, FROM L. MAXWELL SMITH, BY DEED ON JANUARY 30, 2004, OF RECORD IN INSTRUMENT NUMBER 20040206-0014610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER CONVEYED TO JASON M. JOHNSON, MARRIED BY QUITLCLAIM DEED FROM JAMES M. JOHNSON AND CATHERINE GAIL JOHNSON, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20040413-0041225, SAID REGISTER'S OFFICE.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is unimproved property known as **9650 South Harpeth Road, Nashville, TN 37221**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of _____, **20**___.

Jason M. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LISA J. DUKE, a Notary Public in and for said state and county, **Jason M. Johnson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29TH day of MARCH, 2005.

Lisa J Duke
NOTARY PUBLIC

My Commission Expires: 07/21/08

LISA J DUKE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration for this transfer is **$-0-.**

_____
AFFIANT

Subscribed and sworn to before me, this _____ day of _____, **20___**.

_____ My Commission Expires: _____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF March 20 05
Jennifer Ward
Deputy Register