QUITCLAIM DEED

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31 DAY OF March, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # CDBBT I-40

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Chad I. Pearman, Trustee	Same	MAP:Dav. 98, Wilson None
5120 Virginia Way, C-22		Parcel:Dav. 07, Wilson-None
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CHAD I. PEARMAN, TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 1, 2004, WITH FULL POWER AND AUTHORITY TO SELL, CONVEY, ENCUMBER, LEASE, WITHOUT THE JOINDER, CONSENT, OR APPROVAL OF ANY BENEFICIARY.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

CHAD I. PEARMAN, TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 1, 2004, WITH FULL POWER AND AUTHORITY TO SELL, CONVEY, ENCUMBER, LEASE, WITHOUT THE JOINDER, CONSENT, OR APPROVAL OF ANY BENEFICIARY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MYCOUNTY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4526 Central Pike, Hermitage, TN partially in Davidson and Wilson counties.

Witness My hand on this 31st day of March, 2005

Chad I. Pearman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named: Chad I. Pearman, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Chad I. Pearman, Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31 day of Mar, 20 05

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDQC
Recvd: 03/31/05 15:31 2 pgs
Fees:12.00 Taxes:0.00
20050331-0035171

Legal Description Exhibit A

A tract of land, situated in the 25th Civil District of Wilson County and the 12th Councilmatic District of Davidson County, Tennessee and being the Chad I. Pearman, Trustee property in Wilson County as recorded in Deed Book 1088 Page 505 and 506, being Lot number 5 of "Odum Estates" as recorded in Plat Book 12 Page 101 and being the Chad I. Pearman, Trustee property in Wilson and Davidson Counties as recorded in Wilson County in Deed Book 1088 Page 1558 and 1559 and recorded in Davidson County in Instrument 20041210-0147423 and described according to a Boundary Survey by John D. McCormick - RLS number 674 as follows:

Beginning at an iron rod in the southernly margin of Central Pike in Wilson County, said point being the Northwest corner of Lot number 6 and the northeast corner of Lot number 5 of "Odum Estates"; thence along the line between Lots 5 and 6 South 5 degrees 35 hours West a distance of 949.42 feet to an existing iron rod; thence along an old fence line as follows; South 87 degrees 30 hours 57 minutes East a distance of 241.25 feet to an existing iron rod; thence South 77 degrees 09 hours 45 minutes East a distance of 38.73 feet to a new iron rod; thence South 87 degrees 33 hours 29 minutes East a distance of 504.60 feet to a point in old fence; thence South 3 degrees 32 hours 05 minutes West a distance of 8.92 feet to a point in the Northerly right-of-way of Interstate 40; Thence along the Northerly right-of-way on Interstate 40 South 89 degrees 12 hours 43 minutes West a distance of 1568.18 feet to a concrete highway monument at the Wilson-Davidson County line; thence continuing along said right-of-way South 89 degrees 12 hours 43 minutes West a distance of 759.16 to a highway monument in the easterly margin of Earhart Road; thence along the easterly margin of Earhart Road North 3 degrees 38 hours 17 minutes East, a distance of 178.85 feet to a highway monument; thence leaving Earhart Road and along the Southerly boundary of "Odum Estates" South 86 degrees 35 hours 23 minutes East a distance of 682.08 feet to an iron rod at the Davidson-Wilson County line; thence continuing along the Southerly boundary of "Odum Estates" South 86 degrees 35 hours 23 minutes East a distance of 253.83 feet to an iron rod; thence South 86 degrees 38 hours 34 minutes East a distance of 360.61 feet to an iron rod, said point being the Southeast corner of Lot number 4 of "Odum Estates"; thence along the Easterly boundary of said Lot number 4 North 5 degrees 35 hours East a distance of 990.69 feet to an iron rod in the Southernly margin of Central Pike; thence along the southernly margin of Central Pike as follows; along a curve to the right with a radius with 530.00 feet a distance of 51.80 feet ; thence South 74 degrees 34 hours East a distance of 124.48 feet; thence along a curve to the left with a radius of 2316.614 feet a distance of 66.4 feet to the point of beginning and containing 10.27 acres more or less.

Being the same Chad I. Pearman, Trustee property in Wilson County as recorded in Deed Book 1088 Page 505 and 506, being Lot number 5 of "Odum Estates" as recorded in Plat Book 12 Page 101 and being the Chad I. Pearman, Trustee property in Wilson and Davidson Counties as recorded in Wilson County in Deed Book 1088 Page 1558 and 1559 and recorded in Davidson County in Instrument number 20041210-0147423.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein