Davidson County DEEDQC
Recvd: 01/18/06 13:04 3 pgs
Fees:17.00 Taxes:0.00
20060118-0006692

This instrument prepared by:
Bass, Berry & Sims PLC (BHS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Jesse R. and Joan Johnson	New Owner	183/83.00
311 Battle Road		
Antioch, TN 37013		

The undersigned, Jesse R. Johnson and wife, Joan Johnson (hereinafter referred to as the "Grantors"), own a Fifty-Four Percent (54%) interest in certain property located at 311 Battle Road, Antioch, Tennessee 37013, which is more particularly described below (the "Property"). The Grantors desire to transfer to Frank Steven Johnson and wife, Carla A. Johnson (hereinafter referred to as the "Grantees"), a Fifteen Percent (15%) undivided interest in the Property, and after such conveyance, the Grantors will own a Thirty-Nine Percent (39%) undivided interest and the Grantees will own a Sixty-One (61%) undivided interest in the Property.

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby quitclaim, transfer and convey a Three-Twentieths (3/20) undivided interest in and to the Property to the Grantees, as tenants by the entireties, said Property being a certain tract or parcel of land in the County of Davidson, State of Tennessee more particularly described as follows:

> Land lying the 5th Civil District of Davidson County, Tennessee according to a survey by Steve Sanders License No. 1585, 217 Wheeler Avenue, Nashville, Tennessee 37211, dated April 12, 1993, and being more particularly described as follows:
>
> TRACT 1
>
> Beginning at an iron pin in the easterly margin of Battle Road, said pin being the southwest corner of the aforementioned Tract 14; thence with the easterly margin of Battle Road, North 06 degrees 01' 15" East 199.63 feet to an old iron pin, said pin being the northwest corner of the aforementioned Tract 14; thence leaving the margin of Battle Road, and with the northerly line of the said Tract 14, South 83 degrees 41' 13" East 1,188.18 feet to a new iron pin in the westerly margin of new Burkett Road; thence with the westerly margin of the new Burkett Road, South 15 degrees 32' 46' West 202.32 feet to a new iron pin in the southerly line of the said Tract 14; thence leaving the margin of said road with the southerly line of said Tract 14, South 83 degrees 41' 01" East 1,154.6 feet to the point of beginning.

Included in this description but excluded in this conveyance is the following tract of land conveyed to the Metropolitan Government of Davidson County, Tennessee, recorded in Book 7702, Page 456, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the proposed west margin of relocated Burkett Road and the north boundary of the Sherman W. Stoker property, said point being 60 feet left of the centerline station 256+35.73; thence North 15 degrees 32' 46" East 202.36 feet to a point in the southern boundary of the Thomas Loyd Burton, et ux property; thence South 83 degrees 40' 03" East 140 feet more or less along said boundary line to a point in the proposed east margin of relocated Burkett Road; thence South 17 degrees 42' 26" West 203.756 feet; to a point in the north margin of the Sherman W. Stoker property; thence North 83 degrees 40' 03" West 132 feet more or less along said property line to point of beginning containing 0.637 acres.

Being the same property conveyed to Jesse R. Johnson and wife, Joan Johnson, by warranty deed from Troy K. Timmons and wife, Sarah C. Timmons, dated October 1, 2001, of record at Instrument No. 20020208-0017659, Register's Office for Davidson County, Tennessee.

This is improved property known as 311 Battle Road, Nashville, Tennessee, 37013.

[remainder of page intentionally left blank]

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 3rd day of January, 2006.

Jesse R. Johnson

Jesse R. Johnson

Joan Johnson

Joan Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jesse R. Johnson and Joan Johnson, the within named bargainors, 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 seal this 3rd day of January, 2006.

Dianne D Shroder

Notary Public

My Commission Expires: 7.29.06.

DIANNE D. SHRODER NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 3rd day of January, 2006.

Dianne D Shroder

Notary Public

My Commission Expires: 7.29.06

DIANNE D. SHRODER NOTARY PUBLIC AT LARGE DAVIDSON CO. TN