Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20060315-0029772

# QUITCLAIM DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Donna A. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2006

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Suite 110, Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Donna G. Wilson | NEW OWNER | Map 174-43 174-172 |
| 9709 Northfork Drive | | Group 175-140 175-30 |
| Brentwood, TN 37027 | | Parcel |

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

**Donna G. Wilson f/k/a Donna Wilson Pfeifer, Trustee and Geoffrey Thomas Pfeifer, Beneficiary f/k/a Geoffrey Thomas Burkitt**

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

**Donna G. Wilson**

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 two tracts of land in the 5th Civil District of Davidson County, Tennessee, west of Old Hickory Boulevard and northeast of Interstate Highway 24 as shown on an unrecorded survey identified as "Property Plat of Lucien Burkitt Land," as prepared by Michael V. Stump & Associates dated December 5, 1974, and more particularly described as:

TRACT 1 MAP 174 PARCEL 43

Beginning at a point where the southwesterly right-of-way line of Interstate Highway 24 intersects the westerly boundary line of lands formerly owned by Thomas Otis Cochran and wife, Adelaide Battle Cochran, and devised to Lucien Hunter Burkitt, Sr., by Will of Adelaide Battle Cochran, of record in Will Book _____, page_____, Office of County Court Clerk of Davidson County, Tennessee; thence south 3 deg.05' 29" west 209.10 feet to a point in the southerly boundary line of the property formerly owned by Thomas Otis Cochran and wife, Adeliade Battle Cochran, the northerly boundary line of E. R. Hall; thence south 85 deg. 18' 32" east 233.95 feet to a point in the southwesterly right-of-way line of Interstate Highway 24; thence in a northwesterly direction with the southwesterly right-of-way line of Interstate Highway 24 318.10 feet to the point of beginning, containing .56 acres of land, more or less, and being a triangular shaped tract of land severed from the lands formerly owned being a triangular shaped tract of land severed from the lands formerly owned by Thomas Otis Cochran and Adelaide Battle Cochran by Interstate Highway 24.

BEING the same property conveyed to Donna Wilson Burkitt Pfeifer as Trustee, by Quitclaim Deed from L. Hunter Burkitt, Jr. of record in Book 7525, page 800, dated April 25, 1988 Register's Office for said County.

TRACT 2 MAP 174 PARCEL 172

Beginning at a point at the southwesterly corner of Division 2 on said unrecorded survey, being also the northwesterly corner of Division 3, as shown on said unrecorded survey; thence south 3 deg. 05' 29" west 507.06 feet to the northeasterly right-of-way line of Interstate Highway 24; thence with the northeasterly right-of-way line of Interstate Highway 24 south 44 deg.12" 46" east 400 feet, more or less, to a point; thence north 3 deg. 05' 29" east 760 feet, more or less, to a point in the northerly boundary line of Division 3 on said unrecorded survey; thence with the common line between said Divisions 2 and 3 north 82 deg. 11" 54" west 305 feet to the point of beginning, consisting of 4.44 acres more or less.

Together with Tract 1 of .56 acres, more or less, being the westerly 5 acres, more or less, for the tract of land described as Divisions 3 on said unrecorded survey and being a part of the property devised to Lucien Hunter Burkitt, Sr., by Will of Adelaide Battle Cochran, of record in Will Book_____, page_____, Office of the County Clerk of Davidson County.

BEING the same property conveyed to Donna Wilson Burkitt Pfeifer as Trustee, by Quitclaim Deed from L. Hunter Burkitt, Jr. of record in Book 7525, page 800, dated April 25, 1988 Register's Office for said County.

TRACT 3 MAP 175 PARCEL 140

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, west of Old Hickory Boulevard, and northeast of Interstate Highway 24, described as Division No. 4, as shown on an unrecorded survey identified as "Property Plat of Lucien Burkitt Lands" as prepared by Michael V. Stump & Associates, dated December 5, 1974, and more particularly described as follows:

Beginning at an iron pin in the easterly boundary line of the Lucien Burkitt Lands, being the southeast corner of Division No. 1 and the northeast corner of Division No. 4, as shown on said unrecorded survey; thence with the boundary line between Division No. 1 and Division No. 4 as shown on said unrecorded survey, North 87 degrees 47' 47" West 544.82 feet to a point, being the northwest corner of Division No. 4 as shown on said unrecorded survey; thence South 06 degrees 53' 15" West 400.00 feet to a point, being the southwest corner of Division No. 4 and the northwest corner of Lot No. 14, Division No. 2, as shown on said unrecorded survey; thence with the boundary line between Division No. 4 and Lot No. 14, Division No. 2, as shown on said unrecorded survey, South 87 degrees 47' 47" East 544.82 feet to a point in the easterly boundary line of the Lucien Burkitt Lands, being the southeast corner of Division No. 4, as shown on said unrecorded survey; thence with the easterly boundary of the Lucien Burkitt Lands as shown on said unrecorded survey, North 06 degrees 53' 15" East 400.00 feet to the point of beginning, containing 4.99 acres of land, more or less.

BEING the same property conveyed to Donna Wilson Pfeifer by Quitclaim Deed from Harry Gwin Burkitt, Executor of the Estate of Lucien Hunter Burkitt, Sr.of record in Book 8009, page 627, dated December 15th, 1989 Register's Office for said County.

TRACT 4 MAP 175 PARCEL 30

Being a tract of land in the 5th Civil District of Davidson County, Tennessee, west of Old Hickory Boulevard and northeast of Interstate Highway 24, described as lot No. 11, Division No. 3, as shown on an unrecorded survey identified as "Property Plat of Lucien Burkitt Lands" as prepared by Michael V. Stump & Associates dated December 5, 1974, and more particularly described as follows:
Beginning at a point in the boundary line between Division No. 3 and Division No. 2, being the common corner of Lots Nos. 10 and 11 of said Division No. 3 in the northerly boundary of Division No. 3, as shown on said unrecorded survey; thence South 03 deg. 5' 29" west 541.23 feet to a point in the southerly boundary line of Division No. 3, said point being the southwest corner of Lot no. 11 of Division No. 3 on said unrecorded survey; thence with the southerly boundary line of Division No. 3 South 85 deg. 01' 31" east 410.33 feet to a point, being the southeast corner of Lot no. 11, Division No. 3, on said unrecorded survey; thence North 03 deg. 5' 29" East 520.92 feet to a point in the northerly boundary line of Division No. 3 on said unrecorded survey; thence North 82 deg 11' 54" west 411.50 feet to the point of beginning, and containing five acres of land, more or less.

BEING the same property conveyed to Donna Burkitt Pfeifer as Trustee for Geoffrey Thomas Burkitt by Quitclaim Deed from L. Hunter Burkitt, Jr. of record in Book 7525, page 798, dated April 25, 1988 Register's Office for said County.

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 12872 Old Hickory Blvd (4 parcels), Antioch, TN 37013

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 13th day of March, 2006.

Donna G. Wilson, Trustee

Geoffrey Thomas Pfeifer, Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna G. Wilson, Trustee of the Geoffrey Thomas Burkitt Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Trustee of the Geoffrey Thomas Burkitt Trust the within named bargainer, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Donna G. Wilson as such Trustee .

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of March, 2006.

My Commission Expires: 1/24/2009

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Geoffrey Thomas Pfeifer, Beneficiary of the Geoffrey Thomas Burkitt Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who is upon his oath acknowledged himself to be the Trustee of the Geoffrey Thomas Burkitt Trust the within named bargainer, and that he as such, Beneficiary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Geoffrey Thomas Pfeifer as such Beneficiary.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of March, 2006.

My Commission Expires: 1/24/2009

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.