Box 19-A

This Instrument Prepared By and Returned To:
Founders Title and Escrow, LLC
1912 21st Avenue South
Nashville, Tennessee 37212

Davidson County DEEDQC
Recvd: 05/08/06 10:39 2 pgs
Fees:13.00 Taxes:92.50
20060508-0053212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Neil and Kay McDonald 6020 Pasquo Road Nashville, Tennessee 37221	SAME	Map 155 Parcel 42.00

WE, **HERMAN T. CLAXTON AND WIFE, FRANCES OWEISE CLAXTON** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **NEIL MCDONALD AND WIFE, KAY MCDONALD**, in and to the following tract of land in Davidson County, Tennessee described as follows:

A tract of land in the Ninth, formerly the Fourteenth Civil District of Davidson County, Tennessee, situated between Bell Road and McCrory Lane, bounded on the Northeast by the lands of Roy Smith; on the South by the lands of Charlie Smith; on the West by the lands o Bud Sawyer; and on the North by the lands of D.A. Moss, containing twenty-five (25) acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREWITH IS THE FOLLOWING 5-acre tract conveyed to Patrick R. Slate and wife, Ellen Kay Slate of record in Book 4711, Page 853, said Register's Office:

Land in the 9th, formerly the 14th, Civil district of said County and State, described according to a survey made by S.H. Hutchison, November 26, 1962, as follows:

BEGINNING at a stone pile at the northwest corner of the property conveyed to Herman T. Claxton and wife, by deed from Lou Belle Asher, et al, of record in Book 2698, page 528, Register's Office for said County, said stone pile also being at a corner of this property conveyed to Daniel A. Moss and wife, by deed from James W. Usery and wife, of record in Book 1781, page 558, said Register's Office; thence with said Moss southerly line, south 86° east 330 feet to a stake in the bottom of a hollow; thence south 3° 30' west 561 feet to a stake with sassafras pointers; thence south 62° 30' west 396 feet to a stake in the easterly line of the property conveyed to Eva Mae Larkin Sayers by deed from Mary E. Hobbs Forehand, et al, of record in Book 1046, page 688, said Register's Office, said Sawyers' property being designated "Bud Sawyer' on said survey; thence with said Sawyers' easterly line and continuing with said Moss line, thence with said Sawyers' easterly line and continuing with said Moss line, north 3° 30' east, in all 759 feet to the beginning, containing 5 acres, more or less.

Being part of the same property conveyed to Herman T. Claxton and wife, Frances Oweise Claxton by Warranty Deed dated September 30, 1957, of record in Book 2698, page 528, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; (f) all applicable government and zoning regulations; and (g) Memorandum of PCS Site Agreement referencing lease dated August 12, 1996, between Herman T. Claxton & Francis O. Claxton (signed as Frances O. Claxton) and Sprint Spectrum L.P., of record in Book 10157, Page 527, said Register's Office.

This is unimproved property known as 8609 Lewis Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of April, 2006.

Herman T. Claxton
HERMAN T. CLAXTON

Frances Owell Claxton
FRANCES OWEISE CLAXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Herman T. Claxton and Frances Oweise Claxton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 13th day of April, 2006.

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tracy J. Hill
Notary Public exp 11/14/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.

Kay McDonald
Affiant

Subscribed and sworn to before me, this the 13th day of April, 2006.

TRACY J. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tracy J. Hill
Notary Public exp. 11/14/09

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