THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
c/o W. D. Dozier	8055 River Road	Owners	Map 67
312 Stewart Street	Nashville, Tn 37209		Parcels 063.00 &
Franklin, TN 37064			064.00

Davidson County DEEDQC
Recvd: 07/18/06 15:36 4 pgs
Fees:22.00 Taxes:0.00

20060718-0086746

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, including making a distribution pursuant to the provisions of the last will and testament of Jewell M. Dozier, deceased, of record in the Probate Court of Davidson County, Tennessee, (No. 04P334), and the Family Settlement Agreement entered into by the hereinafter named Grantees (same being all of the heirs at law and sole testamentary residuary beneficiaries of said decedent), I, **W. D. DOZIER, EXECUTOR OF THE ESTATE OF JEWELL M. DOZIER, DECEASED** (Grantor), hereby quitclaim and convey all of the right, title and interest of said decedent as follows: a one-third (1/3) undivided interest unto **W. D. DOZIER,** a one-third (1/3) undivided interest unto **DORIS D. NICKENS,** a one-ninth (1/9) undivided interest unto **CONNIE HUNTER,** a one-ninth (1/9) undivided interest unto **KEVIN BENNETT** and a one-ninth (1/9) undivided interest unto **KRISTI (MILLER) WEBB** (Grantees), their heirs and assigns, in and to the following described tract or parcel of land situated in Davidson County, Tennessee, and all contents therein, to-wit:

> Heirs of Joseph N. and Jewell Dozier – Cumberland River Farm. This property is located in the Eighth Civil District of Davidson County, Tennessee. The property is more particularly described as follows:

X 20060713-0086745

Beginning at a 1" pipe (2' tall) found at the southwest corner of that tract conveyed to J. N. Dozier and wife, Jewel Dozier in Deed Book 9370, pg. 195, and being in the north line of River Road Limited Partnership (DB 9197, pg. 558); said pipe serves as the South corner of the eastern terminus of a 50' rectangular strip portion of the herein described tract which accesses River Road; (The said 50' strip portion was conveyed to Joseph Newson Dozier and W. L. Dozier in Deed Book 4239, pg. 460. The location of the strip as described herein has been established by a boundary line agreement between Owen Reese and the heirs of Joseph Newsom & Jewell Dozier which is recorded in instrument no. X) runs thence with lines of said strip which are common with River Road Limited Partnership but not with the fence North 82 deg. 41 min. 03 sec. West (crossing the driveway) 132.00 feet to a set iron pin and South 12 deg. 20 min. 03 sec. West 440.07 feet to an iron pin set on the right of way of River Road; thence with the right of way North 35 deg. 49 min. 02 sec. West 67.12 feet to an iron pin set at the west corner of the southern terminus of the 50' strip portion; thence with lines of the strip which are common with Owen Reese per the above mentioned agreement North 12 deg. 20 min. 03 sec. East 441.09 feet to a set iron pin and South 82 deg. 41 min. 03 sec. East 174.67 feet to a cotton spindle set in the root on the north side of a 30" hackberry tree in a fence; said spindle serves as the northern corner of the eastern terminus of the strip; runs thence with Reese and fence North 02 deg. 54 min. 46 sec. East 346.64 feet to an iron pin set at a corner fence post; said pin serves as the northeast corner of Reese and southeast corner of Malcom Mimms (DB 7809, pg. 831); thence with Mimms and the fence as follows: North 02 deg. 46 min. 14 sec. East 679.85 feet to an iron pin set at a triple elm snag, North 21 deg. 46 min. 24 sec. East 1,505.66 feet to an iron pin set at a corner post and North 24 deg. 58 min. 17 sec. West 548.67 feet to an iron pin set on the southeast side of a 40" sycamore tree on the south bank of Cub Creek; thence continuing North 24 deg. 58 min. 17 sec. West 20.00 feet to a point in the center of the creek; thence with the centerline of the creek as it serves as a boundary common with David R. Pickens (DB 4341, pg. 491) chord bearings and distances as follows: North 48 deg. 20 min. 40 sec. East 53.59 feet, North 11 deg. 04 min. 02 sec. East 70.36 feet, South 79 deg. 35 min. 18 sec. East 245.10 feet, North 58 deg. 20 min. 22 sec. East 46.26 feet, North 11 deg. 38 min. 04 sec. East 70.71 feet, North 81 deg. 06 min. 58 sec. East 157.41 feet, North 40 deg. 11 min. 39 sec. East 87.69 feet, North 46 deg. 46 min. 50 sec. West 93.67 feet, North 35 deg. 49 min. 06 sec. East 196.82 feet, North 89 deg. 26 min. 40 sec. East 159.68 feet, North 65 deg. 11 min. 01 sec. East 102.76 feet, South 44 deg. 30 min. 14 sec. East 181.75 feet, North 26 deg. 05 min. 18 sec. East 112.41 feet, North 59 deg. 08 min. 46 sec. East 80.41 feet, South 64 deg. 32 min. 13 sec. East 97.30 feet, North 80 deg. 20 min. 35 sec. East 148.65 feet, North 39 deg. 16 min. 16 sec. East 93.28 feet, North 01 deg. 40 min. 12 sec. West 139.32 feet, North 18 deg. 52 min. 46 sec. East 181.56 feet, South 82 deg. 50 min. 36 sec. East 147.12

feet, North 24 deg. 09 min. 33 sec. East 44.91 feet, North 40 deg. 18 min. 23 sec. West 105.14 feet, North 32 deg. 15 min. 28 sec. West 223.28 feet, North 49 deg. 57 min. 11 sec. East 84.39 feet, South 68 deg. 47 min. 53 sec. East 204.55 feet, North 26 deg. 31 min. 19 sec. East 111.20 feet, North 31 deg. 00 min. 43 sec. West 116.81 feet, North 50 deg. 41 min. 21 sec. East 76.49 feet, South 68 deg. 07 min. 40 sec. East 107.87 feet, North 34 deg. 53 min. 55 sec. East 156.14 feet and North 01 deg. 31 min. 11 sec. West 461.70 feet to a point at the intersection of the centerline of the creek with the alignment of the top of the west bank of the slope to the edge of the water of the Cumberland River; thence with the top of the bank chord bearings and distances as follows: South 44 deg. 53 min. 59 sec. East 609.42 feet, South 30 deg. 21 min. 21 sec. East 961.33 feet, South 12 deg. 51 min. 51 sec. East 779.31 feet, South 03 deg. 36 min. 43 sec. East 313.39 feet, South 00 deg. 03 min. 38 sec. West 1,176.69 feet, South 03 deg. 57 min. 54 sec. West 1,083.16 feet, South 00 deg. 45 min. 49 sec. West 181.13 feet, South 08 deg. 39 min. 31 sec. West 209.51 feet, South 23 deg. 23 min. 42 sec. West 311.89 feet and South 19 deg. 55 min. 33 sec. West 112.59 feet to a ½" pipe found on the east side of a 12" hackberry; said pipe being in the north line of the above mentioned River Road Limited Partnership; said pipe is located in the alignment of the sparse remains of the old original wire fence which serves as the boundary between the herein described tract and River Road Partnership; said pipe is located approximately 7' south of alignment of the woven wire fence which has been erected in more recent times; thence with River Road Partnership, the sparse remains of the original fence and always south of the existing fence as follows: North 82 deg. 16 min. 56 sec. West 678.41 feet to a 3/4" bolt found in the center of a large brick column on the east side of a ditch, North 82 deg. 12 min. 55 sec. West 876.52 feet to a found 1" pipe 3' tall, North 82 deg. 27 min. 21 sec. West 813.76 feet to a found 1" pipe 3' tall and North 82 deg. 22 min. 40 sec. West 781.12 feet to the point of beginning, containing 286.25 acres, more or less. According to survey by Jim Cullivan, III, TN. R.L.S. No. 1791, dated June 8, 2005. Bearings are grid.

Being part of the same property conveyed to J. N. Dozier and wife, Jewell M. Dozier by deeds of record in Deed Book 9364, page 779 and Deed Book 9370, page 195 (see also Deed Book 4239, page 460 and Deed Book 10151, page 603), all in the RODC, Tennessee, the said J. N. Dozier having predeceased his said wife and title passing to her as surviving tenant by the entirety, and the said Jewell M. Dozier having devised the subject property to the Grantees herein under the provisions of her Last Will and Testament of record in the Probate Court of Davidson County, Tennessee (No. 04P334) and the Family Settlement Agreement entered into by said Grantees as the only heirs at law and testamentary residuary beneficiaries of said decedent.

WITNESS my hand this the 17 day of July, 2006.

W. D. DOZIER
EXECUTOR OF THE ESTATE OF
JEWELL M. DOZIER, DECEASED

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, JAMES T. OGLESBY, the undersigned, a Notary Public, in and for said State and County, **W. D. DOZIER, EXECUTOR OF THE ESTATE OF JEWELL M. DOZIER, DECEASED**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as Executor, but no further or otherwise.

WITNESS my hand and official seal at Franklin, Tennessee this the 17 day of July, 2006.

NOTARY PUBLIC

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 28, 2007

My commission expires:
10-28-07

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $ 0.

Sworn to and subscribed before me this the 17 day of July, 2006.

Notary Public

My commission expires:
10-28-07

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 28, 2007