96-1-467

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY AND RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

Davidson County DEEDQC
Recvd: 09/21/06 12:31 2 pgs
Fees:12.00 Taxes:0.00
20060921-0117178

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James F. Johnson 4349 Pecan Valley Road Nashville, TN 37218	New Owner

TAX MAP - PARCEL NUMBERS: 056.00-0-064.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **NANCY C. JOHNSON,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **JAMES F. JOHNSON,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A TRACT OF LAND shown on property Map 56, Assessor's Office of Davidson County, Tennessee, bounded in general by Phillip Perry on the west, M.D. Randall on the north 8.17 acres remainder on the east, Pecan Valley Road on the south, more particularly described as follows:

BEGINNING AT AN IRON PIN set on the north margin of Pecan Valley Road in Phillip Perry's east line (ref. Deed Book 5025, page 294, RODC); thence with said Perry's east line north 25 deg. 59' 40" west 1052.74 feet to an iron pin set on a ridge, Perry's NE corner in M.L. Randall's south line (Ref. Deed Book 6055, page 165, RODC); thence with said Randall's south line north 45 deg. 34'13" east, 289.06 feet to an iron in set in a fence, said pin being south 51 deg. 20' 40" west, 209.41 feet from an existing iron rod at a forked hickory, the NE corner of the Arthur Cantrell property; thence leaving Randall and severing the Cantrell property with two new lines south 15 deg. 24' 02" east 638.44 feet to an iron pin south 35 deg. 58' 38" east passing a witness iron pin at 464.58 feet, in all, 490.49 feet to a point in the center of Pecan Valley Road; thence with the center of said road and with a curve to the right having the following characteristics; Delta is equal to 18 deg. 57' 24"; radius is equal to 615.28 feet; arc is equal to 203.57 feet; tangent is equal to 102.72 feet; chord is equal to south 48 deg. 35' 56" west, 202.64 feet to a point; thence south 58 deg. 04' 39" west 46.77 feet; thence leaving the center of said road and with said Phillip Perry's east line north 25 deg. 59' 40" west 25.13 feet to the point of beginning, containing 5.24 acres, more or less.

Being the same property conveyed to James F. Johnson and wife, Nancy C. Johnson by Quitclaim Deed from James F. Johnson, dated September 4, 1998, of record in Book 11112, page 172, Register's Office for Davidson County, Tennessee.

This property commonly known as: **4349 Pecan Valley Road, Nashville, TN 37218**

WITNESS MY HAND on this the 01 day of September, 2006.

Nancy C. Johnson
NANCY C. JOHNSON

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, NANCY C. JOHNSON, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 01 day of September, 2006.

Notary Public

My commission expires:
My Commission Expires
October 26 2008

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
(Seal)

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 01 day of September, 2006.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 01 day of September, 2006.

My commission expires:

My Commission Expires
October 26 2008

Notary Public

[Seal]

LEGALA. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY