THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Smith.Sholar.Associates.PLLC.
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File No. G6-2193DR

Davidson County DEEDQC
Recvd: 12/18/06 15:11 3 pgs
Fees:17.00 Taxes:0.00
20061218-0155859

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Vondell R. Powell**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Debra R. Baird, unmarried, and Vondell R. Powell, unmarried, as tenants in common with the right of survivorship** hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from Floy L. Brown, dated June 6, 1973, and recorded , in the Register of Deeds for the County of Davidson, in Book 4716, at Page 421.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 21st day of November, 2006.

Witness

Vondell R Powell {SEAL}
Vondell R. Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of November, 2006, before me, the undersigned officer duly commissioned and qualified, personally appeared, Vondell R. Powell, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission expires: 3/20/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Debra R. Baird

Subscribed and sworn to before me this 21st day of November, 2006.

Notary Public
My Commission expires: 3/20/10

Person or Agency responsible for taxes:
Debra R. Baird and Vondell R. Powell

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated and being in the old 21st, now new 12th Civil District of said Davidson County, Tennessee, beginning in the center of Brick Church Pike, at the north west corner of a 50 acre tract of land conveyed to J.C. Large and wife, Ada Large, by deed form A.C. Webb, and wife, of record in Book No. 494, page 695 of the Register's Office for Davidson County, Tennessee, running thence north 5-1/4 degrees East 1048 feet to the point in the center of said pike, thence south 88 degrees East 2715 feet to a stake; thence South 8 degrees West, 283 feet to a stake; thence South 5 degrees West, 182 feet to a stake; thence South 184 West, 578 feet to the northeast corner of said 50 acre tract; thence North 88 degrees West, 2632-1/2 feet to the place of beginning, containing by survey of W.B. Southgate, September 12, 1917, 65 acres.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Tom P. Jackson and wife, Mildred F. Jackson, by deed from C.E. Brown and wife, Floy L. Brown, of record in Book 3310, page 401, Register's Office for said county.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Tom Jackson and wife, Mildred F. Jackson, by deed from C.E. Brown and wife, Floy L. Brown, of record in Book 3344, page 627, Register's Office for said county.

Included in the above description, but excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Acting by and through the Electric Power Board of said Government, by deed form C.E. Brown and wife, Floy L. Brown, of record in Book 3924, page 95, Register's Office for said county.

Included in the above description, but excluded therefrom, is that part of said property conveyed to Thomas Jackson and wife, Mildred F. Jackson, by deed from Floy L. Brown, of record in Book 4280, page 24, Register's Office for said county.

The balance of the property conveyed herein contains 19 acres, more or less.

BEING the same property conveyed to Jesse T. Powell (now deceased) and wife, Vondell R. Powell from Floy L. Brown, by Deed dated June 6, 1973, in Book 4716, Page 421, in the Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance, the following parcel of land:

Land in the 12th Civil District of Davidson County, Tennessee, and described according to a survey of J. Bruce Rainey, dated December 13, 1982, and described as follows:

Beginning at an iron pin in the easterly margin of Brick Church Pike, thence with the margin of said Brick Church Pike North 04 degrees 53 minutes 05 seconds East 337.97 feet to an iron pin; thence South 82 degrees 20 minutes 35 seconds East 501.49 feet to an iron pin; thence South 88 degrees 00 minutes 00 seconds East 419.09 feet to an iron pin; thence North 01 degrees 31 minutes 03 seconds East 456.99 feet to an iron pin; thence North 87 degrees 59 minutes 18 seconds East 208.77 feet to an iron pin; thence South 01 degrees 32 minutes 03 seconds West 745.07 feet to an iron pin; thence North 88 degrees 00 minutes 00 seconds West 1146.26 feet to the beginning and containing 10.00 acres more or less.

BEING the same property conveyed to Fernando T. Miranda and wife, Patricia M. Bihl-Miranda by Deed in Book 5995, Page 331, in the Register's Office for Davidson County, Tennessee.

ALSO Included in the above description, but expressly excluded from this conveyance, the following parcel of land:

Land in Davidson County, Tennessee, being a 6.41+- acre tract of the Jessie Powell Lands described according to an unrecorded survey by Bruce Rainey, Surveyor, dated May 3, 1984, described as follows:
Beginning at an iron pin in the easterly margin of Brick Church Pike,.050 +- feet from Bellshire Drive; thence South 81 degrees 52 minutes 41 seconds East 360.80 feet to an existing monument; thence North 04 degrees 39 minutes 19 seconds East 139.59 feet to an existing monument; thence South 87 degrees 59 minutes 18 seconds East 533.77 feet to an iron pin; thence South 01 degrees 32 minutes 03 seconds East 456.99 feet to an iron pin ; thence North 88 degrees 00 minutes 15 seconds West 310.27 feet to an iron pin; thence North 02 degrees 47 minutes 12 seconds West 153.21 feet to an iron pin; thence North 88 degrees 05 minutes 34 seconds West 229.66 feet to an iron pin; thence North 87 degrees 21 minutes 29 seconds East 360.06 feet to an iron pin in the easterly margin of Brick Church Pike; thence along said Pike North 04 degrees 53 minutes 04 seconds East 200.06 feet to the point of beginning.

BEING the same property conveyed to Larson Dale Beck by Deed in Book 6293, Page 405, in the Register's Office for Davidson County, Tennessee.