Davidson County DEEDQC
Recvd: 01/18/07 10:27 3 pgs
Fees:18.00 Taxes:740.00
20070118-0007322

QUITCLAIM DEED

State of Tennessee }
County of Perry)

The actual consideration or value, whichever is greater, for this transfer is $200.000.00

Glenda Sutton
Affiant

Sworn to and subscribed before me this 5th day of January, 2007

Naomi Fletcher
NOTARY PUBLIC

My Commission expires: Sept 29, 2007

NAOMI FLETCHER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF PERRY

This instrument prepared by:

Robert F. Spann, Attorney
Washington Square, Suite 214
214 Second Avenue, North
Nashville, TN 37201-1476

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joseph O. Wiggins	Same	Map 174
1325 Barrett Hollow Road		Parcel 13
Rogersville, TN 37857		

FOR AND IN CONSIDERATION of ten dollars, and other good and valuable consideration, I, **Glenda Cotton**, do hereby quitclaim to **Joseph Wiggins**, all of my right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED

Witness my hand, this 5th day of January, 2006.

Glenda Sutton
GLENDA COTTON

STATE OF TENNESSEE
COUNTY OF Perry

Personally appeared before me, the undersigned, a Notary Public of said County and State **Glenda Cotton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January 2007, 2006

NAOMI FLETCHER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF PERRY

Naomi Fletcher
NOTARY PUBLIC

My Commission Expires: Sept. 29, 2007

EXHIBIT "A"

Property lying in southeastern Davidson County, Tennessee near the junction of Pettus Road and Preston Road, known as Preston Estates, and is bounded on the north by property belonging to George Wood of record in Deed 200506020062032, and on the east by property belonging to William O'Brien of record in Deed 200303310041897, on the south by property belonging to Nashville Metropolitan Government (Board of Education) or record in Deed 20040106002097, and also on the south by Connie Sturdivant of record in Deed Book 11151, Page 361 and on the west by Pettus Road and by property belonging to Tammy Cotton of record in Deed 200311040161796 and also by Preston Road and being further described as follows:

Beginning on an iron pin in the east margin or Preston Road, being 250' from the intersection of the east margin of Pettus Road and the south margin of Preston Road; thence with the east margin of Preston Road N-74° 33' 25"-E, 79.78' to an iron pin; thence around a curve to the left with a radius of 241.53' a distance of 267.00' to an iron pin; thence N-08° 01' 24"-E, 176.10' to an iron pin, the northwest corner of the herein described tract and the southwest corner of Wood; thence with Wood's south line and leaving the margin of Preston Road, S-77° 45' 11"-E, 418.86' to an iron pin at the northeast corner of Phase 1 and the northwest corner of Phase 2 of this subdivision; thence continuing with Wood's south line S-77° 45' 11"-W, 394.69' to an iron pin; thence S-05° 35' 53"-W, 34.44' to an iron pin; thence S-82° 42' 15"-E, 245.77 to an iron pin set in the northeast corner of Phase 2 of this subdivision and the southeast corner of Wood in O'Brien's west property line; thence with O'Brien's line S-06° 13' 26"-W, 889.36' to an iron pin in the north line of the Metropolitan Nashville Government (Board of Education) property of record in Deed 20040106002097; thence with the north line of the Board of Education property S-88° 55' 22"-W, 69.58 to an iron pin set in an old fence line; thence S-79° 13' 23"-W, 138.79' to an iron pin set in an old fence line; thence S-81° 44' 43"-W, 282.25' to an iron pin in Sturdivant's east line; thence with said east line N-07° 21' 12"-E, 247.98' to an iron pin at Sturdivant's northeast corner; thence with Sturdivant's north line S-86° 34' 45"-W, 226.66' to an iron pin at the southwest corner of Phase 2 and the southeast corner of Phase 1 of this subdivision; thence continuing with Sturdivant, S-86° 34'45"-W, 721.75' to an iron pin on the east margin of Pettus Road at Sturdivant's northwest corner and the southwest corner of Phase 1; thence with the east margin of Pettus Road around a curve to the left and having a radius of 1,035.35', a distance of 317.17' to an iron pin at Cotton's southwest corner; thence with Cotton and leaving the east margin of Pettus Road S-88° 33' 04"-E, 347.71' to an iron pin in a fence; thence N-06° 10' 09"-E, 20.07' to an iron pin; thence N-30° 34' 46"-W, 344.54' to the point of beginning and containing 26.346 acres, more or less, according to a survey by Galyon Northcutt, Tenn. License #1529, dated June 16, 2005.

Being the same property conveyed to Joseph Wiggins, etal., by deeds of record in Book 8044, page 926, Book 11151, page 362, and Book 5629, page 587, and the same property conveyed to Gene Tucker, etal, by deeds of record in Book 6051, page 266, and Instrument No. 20040721-0087397, Register's Office for Davidson County, Tennessee.

Included in the above description, but expressly excluded from this conveyance is the following described property.

Tract I: Map 174, parcel 127. Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 8 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson, composed of Lots Nos. 1, 2, and 3, containing 26 ¼ acres each in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin in the easterly margin of Preston Road (25 feet east of the centerline) said point of beginning being 1949.33 feet South of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road, South 78° 46' 13" East 813.31 feet to an iron pin; thence South 04° 26' 45" west 990.00 feet to an iron pin in the line of the Samuel L. Lewis land, of record in Deed Book 5386, page 618, Register's Office for Davidson County, Tennessee; thence with Lewis' line and a fence the next two calls: South 80° 34' 07", West 36.27 feet to an iron pin; thence South 81° 44' 44" West 212 feet to an iron pin at a fence corner, said iron pin is also in the line of the James P. Legg property, of record in Deed Book 5269, page 434, Register's Office for Davidson County, Tennessee; thence with the line of Legg, North 06° 19' 40" East 251.62 feet to an iron pin; thence leaving Legg's line and with the line of the Forrest B. Smith, Jr., land of record in Deed Book 4622, page 282, Register's Office for Davidson County, Tennessee; and with a fence North 04° 52' 08" East 133.42 feet to an iron pin at a fence corner; thence leaving the Smith property, and severing the Culbertson land, North 04° 52' 08" East 480.00 feet to an iron pin; thence North 75° 49' 03 West 594.65 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Preston Road, the next two calls: North 13° 22' 10" East 44.07 feet to an iron pin; thence North 04° 49' 05" East 132.38 feet to the point of beginning, and containing 8.06 acres, more or less.

Being the same property conveyed to the Tucker Family Trust, dated April 21, 2004, Gene A. Tucker and Joy F. Tucker, Trustors and/or Trustees, of record in Instrument No. 20040721-0087396, Register's Office for Davidson County, Tennessee.

Tract II: Map 174, parcel 126. Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 7 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson, composed of Lots Nos. 1, 2, and 3, containing 26 ¼ acres each in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin in the easterly margin of Preston Road (25 feet east of the centerline), said point of beginning being 1949.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of the said Preston Road , south 81° 01' 32" East 1058.72 feet to an iron pin; thence South 05° 14' 12" West 1121.84 feet to an iron pin in the line of the Samuel L. Lewis Land, of record in Deed Book 5386, page 618, Register's Office for Davidson County, Tennessee; thence with Lewis' line and a fence the following three calls: South 86° 51' 44" West 68.00 feet to an iron pin; thence South 81° 01' 12" West 114.08 feet to an iron pin; thence South 69° 48' 12" West 60.64 feet to an iron pin; thence leaving Lewis" line and severing the Culbertson Land, North 04° 26' 45" East 990.00 feet to an iron pin; thence North 78° 46' 13" West 813.31 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road, North 04° 49' 05" East 180.00 feet to the to the point of beginning, containing 10.03 acres, more or less.

Included in the above description, but expressly excluded from this conveyance is the following described property conveyed by Gene A. Tucker to James L. Trimbach and wife, Terrie J. Trimbach, by deed of record in Book 6606, page 202, Register's Office for Davidson County, Tennessee:

Beginning at a point in the East margin of Preston Road, being 1770 feet to S. R/W of Old Franklin Road; then leaving the margin of said Road, South 77° 45' 40" East 1058.68 feet to a point; thence South 08° 30' 20" West 234.60 feet to a point; thence North 82° 32' 20" West 245.76 feet to a point; thence North 07° 44' 20" East 34.60 feet to a point; thence 75° 30' 30" West 813.33 feet to a point; thence with the East margin of Preston Road, North 08° 04' 40" East 180 feet, to the point of beginning, containing 5.00 acres, more or less, by the survey of Howard George, dated 04-20-85.

Tract II, being a part of the same property conveyed to Gene Tucker, by deed from Benny D. Pulley and wife, Vicki J. Pulley, of record in Book 6606, page 193, Register's Office for Davidson County, Tennessee.