This instrument prepared by:
Sam M. Balthrop , Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Davidson County DEEDQC
Recvd: 04/10/07 13:55 3 pgs
Fees:22.00 Taxes:0.00
20070410-0042699

Mattie Morris Hudgens

TO: Sam M. Balthrop, Trustee

Mattie Morris Hudgens
5300 Ashland City Highway
Nashville, Tenn. 37218

MAP: 067

PARCEL: 008.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

WHEREAS, by deed of record in Deed Book 2004 page 385 in the Register's Office of Davidson County, Tennessee, Clarence L. Hudgens and Mattie Morris Hudgens, acquired the land therein described; and

WHEREAS, a portion of said land was acquired by the State of Tennessee for the widening of State Highway No. 12; and

WHEREAS, the said Clarence L. Hudgens and wife, Mattie Morris Hudgens, obtained a new survey which excludes such land acquired by the State of Tennessee; and

WHEREAS, the said Clarence L. Hudgens died in October 2006 and the said Mattie Morris Hudgens acquired title as surviving tenant by the entirety and she desires to place the legal description contained in said survey of record;

NOW, therefore, for and in consideration of the premises and one dollar, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, I Mattie Morris Hudgens, a widow and unmarried, do hereby quitclaim, transfer and convey all my right, title, and interest unto Sam M. Balthrop, trustee, for the express purpose of making a re-conveyance to me, all my right, title, and interest in and to the following described property:

> LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of the Jerome B. Hyde and Richard K. Hyde Estate as of record in Minute Book I, page 472 and 473 County Court for said County and described as follows:
>
> BEGINNING at a point in the northerly margin of Hydes Ferry Pike 200 feet east of the southeast corner of a one-acre tract conveyed to a C.D. McDonald by deed of record in Book 1132 page 99 Register's office for said county; thence, northerly parallel to the east line of said one-acre tract and 200 feet east of same, 220 feet to

a point; thence easterly, parallel to the margin of Hydes Ferry Pike 200 feet to a point; thence, southerly 220 feet to the northerly margin of Hydes Ferry Pike, thence with the margin of same westerly 200 feet to the beginning.

This conveyance is subject to restrictions of record in Book 1809 page 450 (456?) In the said Register's office and to easement for flow of any creek across the hereinabove described property.

AND NOW, I, Sam M. Balthrop, Trustee, for and in consideration of the premises and one dollar, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged do hereby quitclaim, transfer and convey unto Mattie Morris Hudgens, all my right, title, and interest in and to the following described property:

LAND in the 2nd Civil District of Davidson Co., Tennessee being Parcel 008.00 on Map no. 067 of the Property Assessor's Office of Davidson Co., Tennessee the land conveyed to Clarence L. Hudgens and wife Mattie Morris Hudgens as recorded in Deed Book 2044, Page 385 of the Registers Office of Davidson Co., Tennessee and more particularly described as follows. All parcels and records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Starting at an Iron Rod (new), about 2 ft. northwest of a utility pole and 52.3 ft. from and perpendicular to the centerline, in the north margin of Tenn. Hwy. 12 (Ashland City Hwy.), this point being 5168 ft. ± west along the centerline from the centerline intersections of said Hwy. And Old Hickory Blvd., being the southwest corner of Parcel 117.00 of said map belonging to David L. & Cathy L. & Cathy A. McDonald as recorded in Deed Book 5933 - Page 306 and the southeast corner of tract herein described and proceeding; 1) With the north margin of Hwy. 12 S66°02'08"W 200.0 ft. to an Iron Rod (new), about 2 ft. northwest of a utility pole, being the southeast corner of Parcel 007.00 of said map belonging to John C. Nall and wife Patricia L. Nall as recorded in Deed Book 4994 - Page 962, thence; 2) With the east line of Nall N23°53'00"W passing the end of a chain link fence at 15.5 ft. and passing the corner of another fence about 3 ft. east of line and passing another corner of fence stopping at said chain link fence at 160 ft. and continuing in all 184.36 ft. to an Iron Rod (old) on the south east side of a fence corner, being the common corner of: parcel herein described; said Nall; parcel 009.00 of said map belonging to Charles D. McDonald and wife Mildred L. McDonald as recorded in Deed Book 3762 page 498; parcel 142.00 of said map belonging to David L. McDonald and wife Cathy A. McDonald, as recorded in Deed Book 10438, page 934, thence; 3) With the south line of David & Cathy McDonald, a fence running irregular with this line, N66°39'26"E 201.99 ft. to an Iron Rod (old) on the southwest side of a fence corner, being the common corner of: parcel herein described; said David & Cathy McDonald; parcel 132.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 8679 - Page 857; parcel 117.00 of said map belonging to said David & Cathy McDonald as recorded in Deed Book 5933 - Page 306, thence; 4) With the west line of said McDonald, a fence running irregular to this line, S23°15'42"E, passing a corner to said fence at about 104 ft. and 3.6 ft. west of fence, continuing in all 182.18 ft. to the Point of Beginning containing 0.846 Acres, more or less, according to a September 15th, 2006 survey by Marvin T. Wright R.L.S. #2094 of Tennessee, 1329 Hwy. 12 N., Ashland City, Tennessee 37015.

This property is conveyed subject to any restrictions or encumbrances as may affect the premises, including restrictions of record in Book 1809 page 450 (456?) in the said Register's office and to easement for flow of any creek across the hereinabove described property.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 27th day of ~~October~~ March, ~~2006~~ 2007.

Mattie Morris Hudgens
MATTIE MORRIS HUDGENS

Sam M. Balthrop, Trustee
SAM M. BALTHROP, TRUSTEE

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MATTIE MORRIS HUDGENS, the within named bargainor, 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 the 27th day of March, 2007.

Patsy J. Wilson
NOTARY PUBLIC

PATSY J. WILSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-13-2010

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, SAM M. BALTHROP, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 27th day of March, 2007.

Patsy J. Wilson
NOTARY PUBLIC

PATSY J. WILSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-13-2010

STATE OF TENNESSEE

COUNTY OF CHEATHAM

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

Mattie Morris Hudgens
GRANTEE

SWORN to and subscribed before me
this the 27th day of March, 2007.

Patsy J. Wilson
NOTARY PUBLIC

PATSY J. WILSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 12-13-2010