Davidson County DEEDQC
Recvd: 06/04/07 08:59 4 pgs
Fees:23.00 Taxes:25.90
20070604-0065673

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 3611-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Archie T. Grant, III 979 Hitt Lane Goodlettsville, TN 37072	New Owner	Map 025 Parcel 184

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, SYLVIA M. GRANT, as fee title owner and/or remainderman, joined by ARCHIE T. GRANT, JR. AND WIFE RUBY JEAN GRANT, AND RUBY MAY GRANT, Life Estate Joint Tenants with Full Rights of Survivorship, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ARCHIE T. GRANT, III, hereinafter called the Grantee, his heirs and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

BEING the same property conveyed to Sylvia M. Grant, with a Life Estate reserved unto Archie T. Grant, Jr. and wife Ruby Jean Grant and Ruby May Grant, by Deed from Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant and Ruby May Grant, an unremarried widow, of record in Book 9202, Page 342, Register's Office for Davidson County, Tennessee.

Grantors hereby terminate the Life Estate previously reserved under said Deed of record in Book 9202, Page 342, said Register's Office.

Notwithstanding the above, there is reserved from this conveyance a life estate for Archie T. Grant Jr. and Ruby Jean Grant (the "Life Tenants") as Joint Tenants with right of survivorship to allow the Life Tenants the use and enjoyment of the above granted parcel of land for and during the natural lifetime of said Archie T. Grant, Jr. and his wife Ruby Jean Grant or the survivor of them; and (2) Such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31 day of May 2007.

Sylvia M. Grant

Sylvia M. Grant

Archie T. Grant, Jr.

Archie T. Grant, Jr.

Ruby Jean Grant

Ruby Jean Grant

Ruby May Grant

Ruby May Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia M. Grant, the 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 and official seal at Nashville, Tennessee, this 31 day of May 2007.

SHARON S. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sharon S. Patterson

Notary Public
My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Archie T. Grant, Jr., Ruby Jean Grant, and Ruby May Grant,, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of May 2007.

Jennifer L. Johnson

Notary Public
My Commission Expires: March 7, 2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $7,000.00.

Archie T. Grant, Jr.
Affiant

Subscribed and sworn to before me this
31 day of May 2007.

Jennifer L. Johnson
Notary Public
My commission expires: March 7, 2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron pipe on the northerly right-of-way line of Hitt Lane and a corner common with the property of William N. Gore, Jr. et ux of record in Book 3647, Page 325 at the Register's office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Hitt Lane for the following two calls:
1) South 57 deg 32 min 41 sec West, 139.19 feet to an existing concrete monument,
2) South 64 deg 49 min 30 sec West, 213.80 feet to the true point of beginning, a corner common with Lot 1, Archie Grant Subdivision of record in Plat Book 5190, Page 637;

Thence continuing with the northerly right-of-way line of Hitt Lane for the following two calls:
1) South 64 deg 49 min 30 sec West, 400.18 feet to a point,
2) South 57 deg 18 min 31 sec West, 150.43 feet to an existing iron rod;

Thence leaving the northerly right-of-way line of Hitt Lane with the easterly property line of Joyce F. Jackson, North 02 deg 57 min 50 sec East, 20.40 feet to a corner common with the property of Archie T. Grant III of record in Book 9206, Page 670;

Thence with the easterly property line of Archie T. Grant III North 05 deg 25 min 03 sec East, 339.43 feet to a point on the southerly property line of said William N. Gore Jr. et ux;

Thence with the southerly property line of William N. Gore Jr. et ux, North 84 deg 04 min 22 sec East, 384.70 feet to an existing iron rod at a corner common with said Lot 1 of Archie Grant Subdivision;

Thence with the westerly line of said Subdivision, South 26 deg 29 min 24 sec East, 163.73 feet to the point of beginning, containing 109,095 square feet or 2.505 acres more or less.