Davidson County DEEDQC
Recvd: 06/04/07 09:00 4 pgs
Fees:22.00 Taxes:0.00
20070604-0065674

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 Parcels 3 and 185

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, RUBY MAY GRANT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARCHIE T. GRANT, III, hereinafter called the Grantee, his heirs and assigns, all of Grantor's 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 Archie T. Grant, III, with a Life Estate reserved unto Archie T. Grant, Jr. and wife Ruby Jean Grant and Ruby May Grant, by Deeds 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 346, and Book 9206, Page 670, Register's Office for Davidson County, Tennessee.

The Grantor hereby executes this instrument for the purpose of terminating her Life Estate previously reserved under said Deeds of record in Book 9202, Page 346, and Book 9206, Page 670, said Register's Office.

This property remains subject to: (1) a life estate held by Archie T. Grant, Jr., joined by his wife 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.

Ruby May Grant
Ruby May Grant

Archie T. Grant, Jr.
Archie T. Grant, Jr.

Ruby Jean Grant
Ruby Jean 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 Ruby May Grant, Archie T. Grant, Jr., and Ruby Jean 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 $0.00.

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 rod on the northerly right-of-way line of Hitt Lane at a corner common with the property of Joyce F. Jackson of record in Book 11291, Page 257;

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 the true point of beginning for this tract;

Thence with the northerly property line of said Joyce F. Jackson for the following nine calls:
1) South 76 deg 57 min 50 sec West, 244.20 feet to an existing iron rod,
2) south 58 deg 33 min 34 sec West, 130.27 feet to an existing iron rod,
3) North 89 deg 29 min 17 sec West, 415.38 feet to an existing iron rod,
4) North 65 deg 02 min 06 sec West, 207.24 feet to a point,
5) North 60 deg 27 min 54 sec West, 498.28 feet to a fence post,
6) North 82 deg 08 min 50 sec West, 586.55 feet to a fence corner in a birch tree,
7) South 67 deg 26 min 53 sec West, 527.65 feet to an existing iron rod,
8) South 63 deg 00 min 56 sec West, 248.49 feet to an existing railroad spike,
9) South 08 deg 55 min 18 sec West, 230.97 feet to an existing iron rod at a corner common with the property of Wayne Edward Suey et ux;

Thence with the northerly property line of Wayne Edward Suey, et ux, South 80 deg 31 min 55 sec West, 814.03 feet to a fence post;

Thence with the easterly line of Wayne Edward Suey, et ux, North 09 deg 52 min 47 sec East, 357.02 feet to an existing iron rod at a corner common with the property of Archie T. Grant Jr. and wife, Ruby J. Grant of record in Book 6123, Page 475;

Thence with the easterly property line of Archie T. grant Jr. and wife for the following two calls:
1) North 01 deg 48 min 33 sec East, 131.02 feet to a point,
2) North 39 deg 27 min 38 sec East, 222.00 feet to a point at a corner common with the property of R. Dale Andrews and Patti L. Andrews of record in Instrument Number 20050301- 0022412;

Thence with the southerly property line of said Andrews for the following four calls:
1) North 69 deg 24 min 12 sec East, 714.56 feet to a fence post,
2) North 65 deg 27 min 08 sec East, 562.67 feet to an existing iron rod,
3) North 67 deg 25 min 55 sec East, 174.78 feet to an existing iron rod,
4) South 79 deg 51 min 44 sec East, 66.17 feet to an existing iron rod at a corner common with the property of said William N. Gore Jr. et ux;

Thence with the southerly property line of Gore for the following three calls:

1) South 69 deg 08 min 46 sec East, 1385.07 feet to an existing iron rod,
2) South 85 deg 30 min 20 sec East, 256.52 feet to an existing iron rod,
3) North 84 deg 04 min 22 sec East, 384.70 feet to a point at a corner common with the property of Sylvia M. Grant of record in Book 9202, Page 342;

Thence with the westerly property line of Sylvia M. Grant, South 05 deg 25 min 03 sec West, 339.43 feet to the point of beginning, containing 1,762,143 square feet or 40.453 acres more or less.