Davidson County DEEDQC
Recvd: 10/19/07 10:34 8 pgs
Fees:47.00 Taxes:0.00
20071019-0124047

This Instrument Prepared by: A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
(615) 259-9337

New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
Mary E. Johnson 8842 Hester Beasley Road Nashville TN 37221 And Betty B. French 63 Lloyd Drive Marietta GA 30066	Same	155.0 Part of 121.00 and 122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Affidavit of Value: The actual consideration, or value, whichever is greater, for this transfer, is $10.00.

Mary E. Johnson
Mary E. Johnson

Subscribed and sworn to before me, on this the 9th day of Oct., 2007.

D. E. Ryan
NOTARY PUBLIC

My Commission Expires on: 7-24-10

D.E. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of August 31, 2007, by and between Mary E. Johnson, as "Grantor I," Betty B. French, as "Grantor II", A. Harrison Johnson, Jr., Trustee, as "First Grantee", and Mary E. Johnson and Betty B. French, as tenants in common, each having a 50% undivided interest, as the "Second Grantees".

The purpose of this deed is to complete the partitioning of a part (2.81 acres) of the land acquired by Grantor I by quitclaim deed of record in Book 6934, page 734, Register's Office for Davidson County, Tennessee, and combining the same with land (3.22 acres) acquired by Grantor II by quitclaim deed from Howard F. Butler, Executor of the Estate of Oleta B. Allen of record in Book 7334, page 218, said Register's Office, to create a single, contiguous parcel or tract of land, consisting of 6.03 acres of land.

And, Grantor I and Grantor II have agreed that, upon the combination of their said lands, Mary E. Johnson shall own an undivided 47% tenancy in common interest and Betty B. French shall own an undivided 53% tenancy in common interest in the resulting 6.03 acres

of land. This is the result of dividing 2.81 by 6.03, in Mary E. Johnson's case, and dividing 3.22 by 6.03, in Betty B. French's case.

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to Grantor I and to Grantor II, receipt whereof is hereby acknowledged, the First Grantor herein has quitclaimed and released, and does hereby quitclaim and release unto the First Grantee, A. Harrison Johnson, Jr., Trustee, the following described "Land" located in Davidson County, Tennessee:

SEE EXHIBIT "A" FOR
A FULL AND COMPLETE LEGAL DESCRIPTION

Being part of the same land conveyed by Charles E. Jones and Neale Irene Jones to Grantor I by quitclaim deed of record in Book 6934, page 734, Register's Office for Davidson County, Tennessee.

Said Land / Property is unimproved property, known as part of ___ southeasterly side of Tennessee State Highway 100, North of Chaffin Drive in the City of Nashville, County of Davidson, State of Tennessee 37221 (the "Property Address" herein).

TOGETHER WITH any and all of Grantor I's right, title and interest in and to the said Land.

AND, Grantor II herein has quitclaimed and released, and does hereby quitclaim and release unto the First Grantee, A. Harrison Johnson, Jr., Trustee, the following described "Land" located in Davidson County, Tennessee:

SEE EXHIBIT "B" FOR
A FULL AND COMPLETE LEGAL DESCRIPTION

Being part of the same land acquired by Grantor II by quitclaim deed from Howard F. Butler, Executor of the Estate of Oleta B. Allen, of record in Book 7334, page 218, said Register's Office.

Said Land / Property is unimproved property, known as the terminus of Moss Drive, north of Chaffin Drive in the City of Nashville, County of Davidson, State of Tennessee 37221 (the "Property Address" herein).

TOGETHER WITH any and all of Grantor II's right, title and interest in and to the said Land.

AND, NOW, IN ORDER TO EFFECTUATE THE PURPOSE OF THIS QUITCLAIM DEED, the First Grantee does hereby quitclaim and release the said Lands described on Exhibit A and Exhibit B unto the Second Grantees, Mary E. Johnson, as to a

47% undivided interest, and Betty B. French, as to a 53% undivided interest, as tenants in common, and their heirs, administrators and assigns, together with any and all of the First Grantee's right, title and interest in and to the said Lands.

IN WITNESS WHEREOF, Grantor I, Grantor II and the First Grantee have executed this deed as of the day and year first above written.

GRANTOR I:

By: Mary E. Johnson
Mary E. Johnson

GRANTOR II:

By: Betty B. French
Betty B. French

First Grantee:

By:
A. Harrison Johnson, Jr., Trustee
as Trustee only

Individual Acknowledgements:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 9th day of Oct., 2007, before me personally appeared Mary E. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

D. E. Ryan
NOTARY PUBLIC

(affix notary seal)

MY COMMISSION EXPIRES: 7-24-10.

Individual Acknowledgements:

STATE OF ~~TENNESSEE~~) GA
COUNTY OF ~~DAVIDSON~~) Co BB

On this the 29 day of Sept, 2007, before me personally appeared Betty B. French, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

RITA DOLTON-HORNE NOTARY PUBLIC Cobb County, Georgia My Comm. Expires May 12, 2010

Rita Bolton Horne
NOTARY PUBLIC

(affix notary seal)

MY COMMISSION EXPIRES: _____.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 18th day of Oct, 2007, before me personally appeared A. Harrison Johnson, Jr., Trustee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed. Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

CONNIE BEMBREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Connie Bembrey
NOTARY PUBLIC

(affix notary seal)

MY COMMISSION EXPIRES: 5-24-08 7-24-10.

My Commission Expires MAY 24, 2008

EXHIBIT A TO QUITCLAIM DEED
PROPERTY DESCRIPTION

THE LEGAL DESCRIPTION HAS BEEN FURNISHED TO THE DRAFTER BY THE SURVEYOR. THE DRAFTER HAS NOT COMPARED THE LEGAL DESCRIPTION TO AN ACTUAL SURVEY. THE DRAFTER HAS RELIED SOLELY ON THE SAID LEGAL DESCRIPTION DRAFTED BY THE SURVEYOR, AS TO THE COMPLETENESS AND ACCURACY THEREOF.

THE LEGAL DESCRIPTION FOLLOWS.

MARY E. JOHNSON
2.81 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY PASQUO PARK SUBDIVISION ON THE SOUTH; A TRIBUTARY OF TRACE CREEK AND MARY E. JOHNSON REMAINDER ON THE WEST; THE KROGER LIMITED PARTNERSHIP ON THE NORTH; BETTY B. FRENCH ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN , THE NORTH EAST CORNER OF PASQUO PARK SUBDIVISION SECTION ONE (REF. PLAT BOOK 3600 PAGE 53 R.O.D.C.) AT THE WEST SIDE OF AN UN APPROVED ROAD AS SHOWN ON SAID PLAT THENCE WITH THE NORTH LINE OF LOT 5, N81°19'45"W 262.21' TO AN EXISTING IRON PIN, THE NORTH EAST CORNER OF LOT 4 OF PASQUO PARK SUBDIVISION; THENCE LEAVING LOT 5 AND WITH THE NORTH LINE OF LOTS 4 AND 3, N81°18'47"W 362.30' TO AN IRON PIN SET, THE NORTH EAST CORNER OF LOT 2 OF PASQUO PARK SUBDIVISION; THENCE WITH THE NORTH LINE OF LOT 2, N81°18'47"W 12.60' TO A POINT IN THE CENTER OF A TRIBUTARY OF TRACE CREEK; THENCE LEAVING LOT 2 AND WITH THE CENTER OF THE SAID CREEK FOR THE FOLLOWING 8 CALLS TO POINTS:
N72°08'08"E 52.16'; N57°08'23"E 88.49'; N35°13'26"E 27.97'; N52°47'41"E 32.85'; S83°00'10"E 40.65'; N80°14'15"E 83.40'; N77°50'08"E 204.72'; N75°26'41"E 164.89' TO A POINT IN THE WEST LINE OF BETTY B. FRENCH (REF. DEED BOOK 7334 PAGE 218 R.O.D.C.); THENCE LEAVING THE CREEK AND WITH FRENCH'S WEST LINE S16°22'56"E 326.09' TO AN EXISTING IRON PIPE IN THE NORTH LINE OF A RESERVED TRACT IN THE AFOREMENTIONED PAQUO PARK SUBDIVISION; THENCE LEAVING FRENCH AND WITH THE RESERVED PARCEL N81°44'01"W 55.01' TO AN EXISTING IRON PIN, THE NORTH EAST CORNER OF THE UN APPROVED ROAD SHOWN ON PASQUO PARK SUBDIVISION PLAT; THENCE WITH THE NORTH LINE OF SAID UN APPROVED ROAD N81°36'39"W 56.86' TO THE POINT OF BEGINNING, CONTAINING 2.81 ACRES, MORE OR LESS, AND BEING THE EASTERN PORTION OF MARY E. JOHNSON PROPERTY FROM CHARLES E. JONES AND NEALE IRENE JONES AS RECORDED IN DEED BOOK 6934 PAGE 734 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATE JULY 15, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

EXHIBIT B TO QUITCLAIM DEED
PROPERTY DESCRIPTION

THE LEGAL DESCRIPTION HAS BEEN FURNISHED TO THE DRAFTER BY THE SURVEYOR. THE DRAFTER HAS NOT COMPARED THE LEGAL DESCRIPTION TO AN ACTUAL SURVEY. THE DRAFTER HAS RELIED SOLELY ON THE SAID LEGAL DESCRIPTION DRAFTED BY THE SURVEYOR, AS TO THE COMPLETENESS AND ACCURACY THEREOF.

THE LEGAL DESCRIPTION FOLLOWS.

BETTY B. FRENCH
3.21 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY PASQUO PARK SUBDIVISION ON THE SOUTH; MARY E. JOHNSON ON THE WEST; THE KROGER LIMITED PARNERSHIP ON THE NORTH; THE YMCA OF MIDDLE TENNESSEE ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN, A NORTHWESTERLY CORNER OF LOT 7 OF PASQUO PARK SUBDIVISION SECTION ONE (REF. PLAT BOOK 3600 PAGE 53 R.O.D.C.) AND THE NORTH EAST CORNER OF A RESERVE PARCEL AS SHOWN ON THE SUBDIVISION PLAT, THENCE LEAVING LOT 7 AND WITH THE NORTH LINE OF SAID RESERVE PARCEL N81°27'00"W 180.94' TO AN EXISTING IRON PIPE, THE SOUTH EAST CORNER OF MARY E. JOHNSON (REF. DEED BOOK 6934 PAGE 734 R.O.D.C.); THENCE LEAVING THE RESERVE PARCEL AND WITH JOHNSON'S EAST LINE N16°22'56"W 409.46' TO AN EXISTING IRON PIPE IN THE SOUTH LINE OF THE KROGER LIMITED PARTNERSHIP (REF. DEED BOOK 10787 PAGE 956 R.O.D.C. AND INSTRUMENT# 20000209 PAGE 13330 R.O.D.C.); THENCE LEAVING JOHNSON AND WITH THE KROGER'S SOUTH LINE S81°28'41"E 474.15' TO AN EXISTING IRON PIN IN THE WEST LINE OF THE YMCA OF MIDDLE TENNESSEE (REF. INSTRUMENT# 20000824 PAGE 83916 R.O.D.C.); THENCE LEAVING THE KROGER LIMITED PARTNERSHIP AND WITH THE WEST LINE OF THE YMCA OF MIDDLE TENNESSEE S11°53'07"W 370.59' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF PASQUO PARK SUBDIVISION; THENCE LEAVING THE YMCA AND WITH THE NORTH LINE OF LOT 7, N82°13'58"W 34.58' TO AN EXISTING CONCRETE MONUMENT; THENCE N82°25'42"W 64.47' TO THE POINT OF BEGINNING, CONTAINING 3.21 ACRES, MORE OR LESS, AND BEING THE BETTY B. FRENCH PROPERTY FROM HOWARD F. BUTLER, EXECUTOR OF THE ESTATE OF OLETA B. ALLEN AS RECORDED IN DEED BOOK 7334 PAGE 218 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATE JULY 15, 2006.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT

IN FAVOR OF THE ABOVE TRACT IS A 10' RIGHT OF WAY RUNNING FROM AN UN APPROVED ROAD AS SHOWN ON PASQUO PARK SUBDIVISION SECTION ONE THROUGH MARY E. JOHNSON TO THE WEST LINE OF THE ABOVE TRACT AS SHOWN IN DEED BOOK 5197 PAGE 471 R.O.D.C.