QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 01/03/08 08:05 2 pgs
Fees:12.00 Taxes:0.00

20080103-0000405

STATE OF TENNESSEE,
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26th DAY OF November, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 15, 2008

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, Esq., 256 Seaboard Lane, G-104, Franklin, TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Glenna Baxter Johnson	Same	Map 8, Parcel 21
8067 Whites Creek Pike		
Joelton, TN 37080		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JERRY B. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY ALL OF OUR INTEREST UNTO:

GLENNA BAXTER JOHNSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 8067 Whites Creek Pike, Joelton, TN 37080

Witness My hand on this 26th day of November, 2007

Jerry B. Johnson

WILLIAM C. PATTERSON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: Jerry B. Johnson the bargainor(s), 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 and official seal at Joelton, Tennessee, this 26th day of November, 2007

Notary Public Wm. C. Patterson Jr.

My Commission Expires: 7-5-2011

EXHIBIT A - LEGAL DESCRIPTION

LAND in the 14th Civil District of Davidson County, Tennessee, bounded and described as follows:

TRACT NO. 1 beginning at a poplar tree N. W. Corner of Mary Knight's land, thance S. 1 ½ degrees W. 36 poles, thence W. 77 degrees S., 27 poles to a stake in road, thence N. with road 42 poles to a stake in road and Nicholson's S. boundary line, thence E. 86 ½ degrees N. with his line to beginning, containing 7 ½ acres, being same land conveyed to him by G.W. Knight by deed recorded in Book 530, Page 79, Register's Office of Davidson County, Tennessee.

TRACT NO. 2 beginning E. O. Nicholson's corner, in H. S. Knight's N. boundary line, running north with Nicholson's and Pagett's line about 107 poles to a corner of Pagett's line, thence E. 68 poles to a corner in Wilkinson's line, thence S. with said line 107 poles to H. S. Knight's N.E. corner, thence W. 65 poles to beginning. Being the same land conveyed to H. S. Knight by deed recorded in Book 548, Page 490, of said Register's Office.

TRACT NO. 3 beginning at a poplar tree in a drain in Nicholson's line, thence S. 4 degrees W. 47 - 4/10 poles to a stake, thence E. 81 degrees 106 poles to a stake, Ironwood-Dogwood pointers, thence N. 21 degrees 47- 4/10 poles to a stake Oak and Beech pointers, thence W. 87 degrees N. 105 - 2/10 poles to beginning. Being lot 3 in Knight Bros. land containing 31.41 acres, being the same land bought from Geo. W. Knight by deed recorded in Book 530, Page 80.

BEING the same property conveyed to Mrs. H. E. Baxter and Mrs. John A. Earhart by deed from John B. Cobb, County Court Clerk, of record in Book 1165, Page 419, R.O.D.C., the said Mrs. H. E. Baxter, having purchased the interest of Mrs. John A. Earhart by deed Noted in Book 53, Page 110 and recorded in Book 1179, Page 252, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Glenna Baxter Johnson by deed from Mrs. H.E. (Lockie K) Baxter, of record in Book 4868, Page 517, Register's Office of Davidson County, Tennessee.

FURTHER BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GLENNA BAXTER JOHNSON TO JERRY B. JOHNSON RECORDED JANUARY 26, 2004, IN INSTRUMENT NUMBER 20040126-0009718, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GLENNA BAXTER JOHNSON'S INTEREST IN SUBJECT PROPERTY IS REFERENCED IN AN AFFIDAVIT OF HEIRSHIP RECORDED JANUARY, 26, 2004, IN INSTRUMENT NUMBER 20040126-0009717.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.