McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

Instrument Prepared By:
McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027

Address New Owners as Follows:
Timothy S. Harbison
Thomas Scott Harbison
Ridgley Kent Harbison
5733 Cloverhill Drive
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map-Parcel:
Map 15; Parcel 84

Davidson County DEEDQC
Recvd: 02/05/08 11:26 3 pgs
Fees:22.00 Taxes:0.00
20080205-0011941

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose making a re-conveyance, **Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison, the heirs of Helen B. Harbison,** Grantors, do hereby quitclaim and convey their interest unto **Russell J. McCann**, Grantee, his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT A

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This Instrument has been prepared based solely on information provided by the Grantors and without the benefit of a title search.

1st IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day of February, 2008.

Timothy S. Harbison

Ridgley Kent Harbison

Thomas Scott Harbison

And now, I, the said **Russell J. McCann, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

1st IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the day of February, 2008.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy S. Harbison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2008.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ridgley Kent Harbison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2008.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Scott Harbison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2008.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2008.

A. Scott Hubbard
Notary Public

My Commission Expires: _____

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2008.

Notary Public

My Commission Expires:_____

R. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 1, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al Lands, of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C.J. Carney, Surveyor, dated October 13, 1960, as follows:
BEGINNING at a point in Union Hill Road, said point being the Northeast corner of the tract conveyed to E.L. Manning and wife, by deed from George S. Brent et al, of record in Book 3224, page 611, Register's Office for said County; thence North 73 deg. 30' West 420 feet to a point; thence North 4 deg. 30' West 69 feet to a point; thence North 33 deg. East 194 feet to a point; thence South 66 deg. East 435 feet to a point in Union Hill Road; thence with said Union Hill Road, South 31 deg. West 200 feet to the point of beginning.

Being the same property conveyed to Raymond M. Harbison and wife, Helen B. Harbison, by Warranty Deed, from Forrest May, James H. Witt and John D. Batson, of record in Book 4125, page 882, Dated April 21, 1967, Register's Office for Davidson County, Tennessee. Raymond M. Harbison has since died and was survived by Helen B. Harbison. Helen B. Harbison has since died and by Last Will and Testament devised said property to her three sons Timothy S. Harbison, Ridgley Kent Harbison and Thomas Scott Harbison.