THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
KARL W. JOHNSTON AND WIFE, SUE JOHNSTON, AN UNDIVIDED ½ INTEREST, AND JAMES GRAEME MAXWELL AND WIFE, SINDY SUE MAXWELL, AN UNDIVIDED ½ INTEREST	MAP 15, PARCEL 191
P.O. BOX 82	
JOELTON, TN 37080	
SEND TAX BILLS TO:	
SAME	

Davidson County DEEDQC
Recvd: 02/20/08 14:03 3 pgs
Fees:17.00 Taxes:0.00
20080220-0016692

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 15th DAY OF February, 2008.

Sindy Maxwell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF February, 2008.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES:_____

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, WE, KARL W. JOHNSTON AND WIFE, SUE JOHNSTON, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto JAMES GRAEME MAXWELL AND WIFE, SINDY SUE MAXWELL, their successors, heirs and assigns, hereinafter referred to as GRANTEES, an undivided one-half (1/2) right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

This is unimproved property known as .91 acres more or less on Whites Creek Pike,

being Map 15, parcel 191 on the Davidson County Tennessee tax maps.

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

Should either Grantors or Grantees decide as to the necessity of expanding the existing gravel or dirt road to the width permitted by the deed of record in Book 11628, page 382, said Register's Office, then either Grantor or Grantee has the right to build said roadway pursuant to the rules and regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee, without the permission of the other.

WITNESS our hands and seals on this the 15th day of February, 2008.

Karl W. Johnston
KARL W. JOHNSTON

Sue Johnston
SUE JOHNSTON

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARL W. JOHNSTON AND WIFE, SUE JOHNSTON, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, TN, on this the 15th day of February, 2008.

Howard M. Skipworth
notary public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
JAN. 9, 2012

EXHIBIT 'A'
(LEGAL DESCRIPTION)

Land in the Second Civil District of Davidson County, Tennessee, being a 50 foot wide access road right-of-way and utility easement shown on the survey of William M. Keel, dated October 10, 1980 and being more particularly described as follows:

Beginning at an iron pin in the southeast corner of the Russell property of record in Book 5731, page 703; thence north along Russell's southerly boundary for the next two calls, north 87 deg. 0 min. west 495 feet to a point; thence north 87 deg. 0 min west 30 feet to a point; thence along Russell's westerly boundary north 3 deg. 2 min. 19 sec. East 20 feet to a point; thence north 87 deg. 0 min west 489.86 feet to a point in the easterly margin of Whites Creek Pike; thence along said easterly margin south 10 deg. East 71.84 feet to a point; thence leaving said right-of-way, south 87 deg. East 1023.7 feet to a corner post; thence north 3 deg. East 50 feet to the point of beginning, containing .91 acres more or less.

Being the same property conveyed to Karl W. Johnston and wife, Sue Johnston, by Quitclaim Deed from Harold Glenn Perry and wife, Mary Perry, of record in Book 10709, page 128, Register's Office for Davidson County, Tennessee.