This instrument prepared by and return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, Tennessee 37212

Map & Parcel: 148-122.00
148-212.00
148-130.00

**IT IS THE INTENTION OF THE PARTIES TO MAKE THIS INSTRUMENT FOR THE PURPOSES OF CONVEYING THE FOLLOWING MAPS AND PARCELS: Map/Parcel 148-122.00; Map/Parcel 148-212.00; and Map/Parcel 148-130.00 (previously conveyed in Inst. No. 20070424-0048947).**

Davidson County DEEDQC
Recvd: 03/14/08 13:54 2 pgs
Fees:12.00 Taxes:0.00
20080314-0026137

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, we, **Margaret B. Edwards,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Keith M. Johnson, Sr.,** the Grantee herein, in fee simple, her successors, heirs and assigns, all of our right, title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Being part of Tract No. 1 on a Plan of a survey made by George W. Watkins, dated November 7, 1950, and being described as follows:

BEGINNING at a point in the Southerly margin of Payne Road N 33°15' W 173 ft. to a point; thence S 73° W 194.1 ft. to a point; thence N 38°45' W 25 ft to a point; thence N 51° E 191 ft. to a point; thence N 34°45' W 40 ft to a point; thence N 10° E 360 ft. to a point; thence N 27°10' E 481 ft. to a point; thence N 76°15' E 131.79 ft. to a point; thence S 10°40'42" E 80 ft. to a point; thence N 74°22'27" E 75.32 ft. to a point; thence N 76°29'34" E 66.07 ft. to a point; thence S 7° W 715.28 ft to a point; thence N 84° W 186 ft. to a point; thence S 20° W 365 ft to the point of beginning, according to a survey by John Kohl, dated September 25, 1978.

Being the same property conveyed to Claude E. Edwards and wife, Margaret B. Edwards by Warranty Deed from Pamela P. Donnell, et vir, John Burton Donnell, recorded on the 5th day of October, 1978 in Deed Book 5346, Page 622, in the Register's Office of Davidson County, Tennessee. The said Claude E. Edwards having died on February 16, 2004 leaving Margaret B. Edwards surviving as tenant by the entirety.

***THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.***

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved property, known as 0 Payne Road, 4854 Payne Road and 4850 Payne Road, Antioch, Tennessee 37013.

Margaret B. Edwards
Margeret B. Edwards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret B. Edwards**, the within named bargainor, 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, this the 11th day of March, 2008.

Notary Public

My Commission Expires: (SEAL)

KAZE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00 (amount of the purchase price previously reflected on deed recorded at 20070424-0048947).

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2008.

Notary Public

My Commission Expires: (SEAL)

KAZE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

**New Owner:**

**Keith M. Johnson, Sr.**
**4850 Payne Road**
**Antioch, TN 37013**

**Send Tax Bills to:**

**SAME**