THIS DOCUMENT PREPARED BY:
FRONTIER TITLE & ESCROW, INC.
109C EAST AVENUE
GOODLETTSVILLE, TN 37072

MAP: 29
GROUP:
PARCEL: 50

NEW OWNER'S ADDRESS:
SEND TAX BILLS TO:
Jeffrey Newman and James Newman
4277 Bernard Road
Joelton, TN 37080

Davidson County DEEDQC
Recvd: 03/24/08 12:48 9 pgs
Fees:52.00 Taxes:0.00
20080324-0028993

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct prior conveyances from Mary Ann Newman and to and establish proper tenancies, we, Susan N. Perry, James R. Newman, Jeffrey G. Newman, Bobbie Jean Richardson, Mary Ann Newman, **(Grantors),** by these presents do hereby quitclaim and convey all of our interest unto Michael P. Davis, Trustee, his successors and assigns the following described tract or parcel of land, to wit:

Beginning at an iron pin located South 07 deg. 30 min. west 159.00 feet and South 04 deg. 30 min. east 354.62 feet from a point in the southerly margin of Bernard Road; thence continuing South 04 deg. 30 min. east 928.38 feet to a point in the center of Buck Branch, then following the meanders or the center of Buck Branch North 80 deg. 35 min. West 37.00 feet to a point; thence North 52 deg. 45 min. west 110.00 feet to a point; thence North 29 deg. 45 min. west 90.00 feet to a point; thence North 51 deg. 30 min. west 120.00 feet to a point; thence North 32 deg. 30 min. west 52.00 feet to a point; thence North 84 deg. 15 min. west 89.00 feet to a point; thence North 49 deg. 15 min. west 180.00 feet to a point; thence North 52 deg. 45 min. West 114.16 feet to a point; thence North 11 deg. 45 min. west 256.0 feet to a point; thence North 34 deg. 45 min. west 200.00 feet to a point; thence North 23 deg. 15 min. west 150.00 feet to a point; thence North 06 deg. 00 min. west 213.39 feet to a point; thence leaving the center line of Buck Branch South 67 deg. 08 min. 21 sec. east 793.68 feet to an iron pin; thence in an easterly direction 50 feet to the point of beginning and as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

Also conveyed by this instrument is an access and public utilities easement between Bernard Road and this tract of land and more particularly described as follows: Beginning at a point in the southerly margin of Bernard Road; thence South 07 deg. 30 min. west 159.00 feet to a point; thence South 04 deg. 30 min. east 354.62 feet to an iron pin, the point of beginning of the real estate described above; thence in a westerly direction 50 feet to an iron pin; thence North 04 deg. 30 min. west 359.92 feet to an iron pin; thence North 07 deg. 30 min. east 189.91 feet to a point in the southerly margin of Bernard Road; thence along the southerly margin of Bernard

Road and following the chord of an undefined curve North 55 deg. 20 min. 32 sec. east 56.21 feet to the point of beginning as surveyed by Charles B. Moseley, Jr., Surveyor, on May 19, 1977.

Being the same property conveyed to Susan N. Perry, James R. Newman and Jeffrey G. Newman by Quitclaim deed from Mary Ann Newman of record in Instrument Number 20050214-0016546 Register's Office for Davidson County, Tennessee.

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

And now, I, the said Michael P. Davis, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto James R. Newman and Jeffrey G. Newman as tenants in common with right of survivorship, their heirs and assigns, the same property described in attached exhibit "A", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

And now, I, the said Michael P. Davis, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Bobbie Jean Richardson, her heirs and assigns, the same property in the property described as attached exhibit "B", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

And now, I, the said Michael P. Davis, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Mary Ann Newman, her heirs and assigns, the same property described in attached exhibit "C", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 11 day of MARCH, 2008.

Susan N. Perry
Susan N. Perry

James R. Newman
James R. Newman

Jeffrey G. Newman
Jeffrey G. Newman

Mary Ann Newman
Mary Ann Newman

Bobbie Jean Richardson

Bobbie Jean Richardson

Michael P. Davis, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public at Large, the within named Mary Ann Newman, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he/(she)/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 4th day of February, 2008.

Karen B. Heavener
Notary Public

My commission expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public at Large, the within named Michael P. Davis, Trustee, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that (he)/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 4th day of February, 2008.

Karen B. Heavener
Notary Public

My commission expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public at Large, the within named Susan N. Perry, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of February, 2008.

Karen B. Heavener
Notary Public

My commission expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public at Large, the within named Bobbie Jean Richardson, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 21st day of February, 2008.

Karen B. Heavener
Notary Public

My commission expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public at Large, the within named JAMES R. NEWMAN, the Bargainor(s), with whom I am personally

acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 11TH day of MARCH, 2008.

Notary Public

My commission expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public at Large, the within named JEFFREY G. NEWMAN, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 11TH day of March, 2008.

Notary Public

My commission expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 5th day of February, 2008.

My commission expires: 11/7/11

Karen B. Heavener
Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee is further described as follows, to-wit:

Tract 2:
Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old, thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 3 of the Charles A. Newman property; thence leaving Richardson with the line of tract 3 South 23 degrees 19 minutes 50 seconds West 280.69 feet to an iron pin old, thence South 23 degrees 19 minutes 50 seconds West 284.89 feet to a point in the center of Buck Branch, being in the line of Rottero; thence with Rottero and the center of Buck Branch for the next 6 calls: North 32 degrees 30 minutes 02 seconds West 9.58 feet to a point; thence North 84 degrees 15 minutes 01 seconds West 89.00 feet to a point; thence North 49 degrees 15 minutes 01 seconds West 180.00 feet to a point; thence North 52 degrees 45 minutes 01 seconds West 114.16 feet to a point; thence North 11 degrees 45 minutes 01 seconds West 256.00 feet to a point; thence North 34 degrees 45 minutes 01 seconds West 39.25 feet to a point, being a corner to tract 1 of the Charles A. Newman property; thence with the line of tract 1 North 87 degrees 17 minutes 48 seconds East 376.97 feet to an iron pin old; thence North 73 degrees 27 minutes 01 seconds East 197.68 feet to an iron pin old; thence North 73 degrees 27 minutes 01 seconds East 25.56 feet to an iron pin new; thence North 04 degrees 30 minutes 00 seconds West 94.71 feet to an iron pin new; thence North 04 degrees 30 minutes 00 seconds West 357.80 feet to an iron pin new; thence North 07 degrees 29 minutes 59 seconds East 166.91 feet to an iron pin new in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 25.93 feet, with a radius of 65.00 feet and a chord that bears South 69 degrees 32 minutes 01 seconds East 25.76 feet, to the point of beginning, more or less.

The above described tract is benefited by and encumbered by the following 50 feet wide ingress, egress and public utility easement:

Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old; thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 2 and 3 of the Charles A. Newman property; thence with tract 2 North 52 degrees 19 minutes 20 seconds West 67.46 feet to an iron pin old, being a corner to tract 1; thence with tract 01 North 04 degrees 30 minutes 01 seconds West 100.00 feet to an iron pin old being a corner to Haney; thence with Haney and Perry North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 07 degrees 29 minutes 59 seconds East 189.91 feet to a concrete monument in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 58.08 feet, with a radius of 65.00 feet and a chord that bears South 55 degrees 21 minutes 53 seconds East 56.17 feet, to the point of beginning, more or less.

Subject to all rights-of-way, easements and restrictions of record. Subject to the findings of a title report.

In accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007. and shown as drawing number 071105.

Exhibit B

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee is further described as follows, to-wit:

Tract 3:
Beginning at a iron pin old, being the Northeast most corner of this tract and also being a corner to tract 2 of the Charles A. Newman property and in the line of Richardson; thence leaving tract 2 with the line of Richardson South 04 degrees 30 minutes 01 seconds East 212.58 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 570.42 feet to a point in the center of Buck Branch, being in the line of Holland; thence with Holland and the center of Buck Branch for the next 5 calls: North 80 degrees 35 minutes 01 seconds West 37.00 feet to a point; thence North 52 degrees 45 minutes 01 seconds West 110.00 feet to a point; thence North 29 degrees 45 minutes 01 seconds West 90.00 feet to a point; thence North 51 degrees 30 minutes 01 seconds West 120.00 feet to a point; thence North 32 degrees 30 minutes 01 seconds West 42.42 feet to a point; being a corner to tract 2 of the Charles A. Newman property; thence with the line of tract 2 North 23 degrees 19 minutes 50 seconds East 565.58 feet to the point of beginning.

Subject to all rights-of-way, easements and restrictions of record. Subject to the findings of a title report.

In accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007 and shown as drawing number 071105.

Exhibit C
A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee is further described as follows, to-wit:

Tract 1:
Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northwest corner of this tract and a corner to Blankenship described in 5335-219; thence with the Southerly line of Bernard Road along the arc curve to the left 32.15 feet, with a radius of 65.00 feet and a chord that bears South 43 degrees 56 minutes 11 seconds East 31.82 feet to an iron pin new, being a corner to tract 2 of the of the Charles A. Newman property; thence leaving the Southerly line of Bernard Road with the line of tract 2 South 07 degrees 29 minutes 59 seconds West 166.91 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 357.80 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 94.71 feet to an iron pin new; thence South 73 degrees 27 minutes 01 seconds West 25.56 feet to an iron pin old; thence South 73 degrees 27 minutes 01 seconds West 197.68 feet to an iron pin old; thence South 87 degrees 17 minutes 48 seconds West 376.97 feet to a point in the center of Buck Branch, being in the line of Rottero; thence with Rottero and the center of Buck Branch for the next 3 calls North 34 degrees 45 minutes 01 seconds West 160.75 feet to a point; thence North 23 degrees 15 minutes 01 seconds West 150.00 feet to a point; thence 6 degrees 00 minutes 01 seconds West 213.39 feet to a point, being a corner to the Haney 20031219-180966; thence with Haney and Perry South 67 degrees 08 minutes 22 seconds East 793.68 feet to an iron pin old; thence North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 7 degrees 29 minutes 59 seconds East 189.91 feet to the point of beginning, more or less.

The above described tract is encumbered by an easement for subsurface sewage disposal system as shown on plat recorded in Plat Book 5050, page 66.

The above described tract is benefited by and encumbered by the following 50 feet wide ingress, egress and public utility easement:

Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northeast corner of this tract and a corner to Vanderford 9996-778; thence leaving the Southerly line of Bernard Road with the line of Vanderford South 07 degrees 29 minutes 59 seconds West 159.00 feet to a concrete monument; thence South 04 degrees 30 minutes 01 seconds East 354.62 feet to an iron pin old; thence with Vanderford and Richardson South 04 degrees 29 minutes 56 seconds East 145.38 feet to an iron pin old, being a corner to tract 2 and 3 of the Charles A. Newman property; thence with tract 2 North 52 degrees 19 minutes 20 seconds West 67.46 feet to an iron pin old, being a corner to tract 1; thence with tract 01 North 04 degrees 30 minutes 01 seconds West 100.00 feet to an iron pin old being a corner to Haney; thence with Haney and Perry North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 07 degrees 29 minutes 59 seconds East 189.91 feet to a concrete monument in the South line of Bernard Road; thence with the South line of Bernard Road and the arc of a curve to the left 58.08 feet, with a radius of 65.00 feet and a chord that bears South 55 degrees 21 minutes 53 seconds East 56.17 feet, to the point of beginning, more or less.

Subject to all rights-of-way, easements and restrictions of record. Subject to the findings of a title report.

In accordance with a survey prepared by Steven Michael Holland, Tennessee, Registered Land Surveyor, License Number 2337, dated 12-5-2007 and shown as drawing number 071105.

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009