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Davidson County DEEDQC
Recvd: 05/06/08 08:36 5 pgs
Fees:27.00 Taxes:0.00
20080506-0046397

Prepared by and Recording Requested by:
Wiseman Bray, PLLC
205 Powell Place, Suite 103
Brentwood, TN 37027

Tax Parcels #: Map 8, Parcel 21

QUIT CLAIM DEED

Owner & Property Address:	*	Mail Tax Statement to:
GLENNA JOHNSON and JEREMY	*	GLENNA JOHNSON and JEREMY
SCOTT JOHNSON, Trustees of the	*	SCOTT JOHNSON, Trustees
GLENNA JOHNSON REVOCABLE	*	8067 Whites Creek Pike
LIVING TRUST, dated April 2, 2007	*	Joelton, TN 37080
8067 Whites Creek Pike		
Joelton, TN 37080		

The GRANTOR, **GLENNA BAXTER JOHNSON,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantors right, title, and interest in and to the herein-described property to:

GLENNA JOHNSON and JEREMY SCOTT JOHNSON, Trustees of the GLENNA JOHNSON REVOCABLE LIVING TRUST, dated April 2, 2007

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

See **EXHIBIT "A"**

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 13th day of March, 2008, by the undersigned.

GLENNA BAXTER JOHNSON

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **GLENNA BAXTER JOHNSON** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 13th day of March, 2008.

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2012

NOTARY PUBLIC
My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 13th day of March, 2008.

JAMES M. ADCOX III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2012

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A

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, thence 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, Ivy-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. (Lookie 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.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JERRY B. JOHNSON TO GLENNA BAXTER JOHNSON RECORDED JANUARY 3, 2008, IN INSTRUMENT NUMBER 20080103-0000405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A

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

BEGINNING at a stake in Racoon Branch which was known as C. Nance's Corner, thence down said branch to the mouth of the schoolhouse branch; thence up said branch with its meanders North 50 degrees East 9 poles; thence North 20 degrees East 24 poles; thence North 56 degrees East 9 poles to a maple brush where old line crossed the branch; thence South 88 degrees East 110 poles to the center of the Springfield Road; thence southward with the said road to Williams' corner; thence westwardly with Williams' line to a corner in Ochsenbine; thence westwardly with said Ochsenbine's line to the beginning, containing by estimation 60 acres, more or less, and being the same tract or parcel of land conveyed from Shannon Sexton and wife, Mina Sexton, and T.T. Mozley to Charles Williams and wife, Bridgett Williams, by deed dated November 13, 1896, and recorded in Deed Book No. 214 on Page 74, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Glenna Baxter Johnson by deed from Mrs. H.E. (Lookie 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 GLENNA BAXTER JOHNSON, JERRY B. JOHNSON AND LEEANNE JOHNSON RECORDED JANUARY 26, 2004, IN INSTRUMENT NUMBER 20040126-0009719, 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.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JERRY B. JOHNSON AND LEANNE JOHNSON TO GLENNA BAXTER JOHNSON RECORDED JANUARY 3, 2008, IN INSTRUMENT NUMBER 20080103-0000406, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT A

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver, April 12, 1978, as follows:
Beginning at a point in the southwest corner of the tract of land conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson, of record in Book 2604, Page 413, Register's Office for Davidson County, Tennessee; thence South 53 deg. 30' West 80 feet to a point; thence North 30 deg. 20' West 174.70 feet to a point; thence North 58 deg. 30' East 80 feet to a point, the northwest corner of the land conveyed to Grantees herein by deed of record in Book 2604, Page 413, Register's Office for Davidson County, Tennessee; thence South 30 deg. 20' East 167.70 feet to the point of beginning, containing 0.31 acre, more or less.

Being a part of the land conveyed to H. E. Baxter (now deceased), and wife, Lockie K. Baxter, as tenants by the entirety, by deed from W. H. Williams et al, of record in Book 1174, Page 15, Register's Office for Davidson County, Tennessee, and to which a one-half undivided interest was conveyed to Glenna Baxter Johnson by deed from Mrs. H. E. (Lockie K.) Baxter, a widow, of record in Book A868, Page 517, 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.