David Dillon
7.06 Acres Field Property

Prepared by:
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Davidson County DEEDQC
Recvd: 08/29/08 11:10 3 pg
Fees:17.00 Taxes:0.00
20080829-0088915

PERSONAL REPRESENTATIVE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
John David Dillon 905 Audubon Road Nashville, TN 37204	John David Dillon 905 Audubon Road Nashville, TN 37204	Map-178 Parcel- 21

MATTIE JOSLIN KING (hereinafter referred to as the "Decedent") died on January 27, 2004, leaving a Last Will and Testament dated June 12, 1991, a First Codicil to the Last Will and Testament dated June 22, 1995, and a Second Codicil to the Last Will and Testament dated October 27, 2001. The Last Will and Testament and both Codicils were admitted to probate on February 3, 2004, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, as assigned the Docket #04P222. The Personal Representative, John H. Dillon is duly qualified. Debts of the Decedent have been paid. The Personal Representative, by signing this Quitclaim Deed, releases any right the Personal Representative has to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOHN H. DILLON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MATTIE JOSLIN KING (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, does hereby quitclaim and convey unto JOHN DAVID DILLION (hereinafter referred to as "Grantee"), his successors and assigns, all right, title, and interest in fee simple in and to the following described property located in Davidson County, Tennessee, to-wit:

#444679

Being a parcel of land in the Thirty-fifth Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, a portion of the H.O. King heirs property as recorded in Deed Book 1072, Page 330, bounded on the west by Old Harding Pike, north by McGee, east and south by H.O. King heirs, being more particularly described as follows:

Beginning at an iron rod on the easterly margin of Old Harding Pike at the northwest corner of the tract herein described, same being the southwest corner of McGee as recorded in Deed Book 4567, Page 780; thence,

Leaving the road along the southerly line of McGee S47 deg 05'00" E 543.00 feet to an iron pipe at a fence corner; thence,

Along new division lines S48 deg 37'30" W 513.80 feet; N68 deg 48'00" W 214.15 feet; N33 deg 00'00" W 417.77 feet to Old Harding Pike; thence,

Along the right of way of Old Harding Pike with a curve to the right having a radius of 479.90 feet, length of 59.11 feet, and chord of N57 deg 53'10" E 52.13 feet; N61 deg 00'00" E 205.90 feet; with a curve to the left having a radius of 616.87 feet, length of 156.11 feet, and chord of N53 deg 45'00" E 155.70 feet; N46 deg 30'00" E 90.00 feet to the beginning, containing 7.06 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated August 30, 2004.

Being a portion of the property conveyed to Decedent in Item 4 of the Last Will and Testament of Henry Orville King dated March 20, 1975, and of record in Will Book 119, Page 232 in Davidson County, Tennessee, and a portion of the same property Henry Orville King acquired by Warranty Deed dated February 15, 1938, of record in Book 1072, Page 330 in the offices of the Register of Deeds for Davidson County, Tennessee, and Book 72, Page 35, in the offices of the Register of Deeds for Williamson County, Tennessee.

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Decedent' spouse H. O. King, who predeceased her. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 16 day of July, 2008.

ESTATE OF MATTIE JOSLIN KING-Grantor

By: John H. Dillon
John H. Dillon, Personal Representative

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me Brad Childress, a Notary Public of this County, JOHN H. DILLON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MATTIE JOSLIN KING, 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 is the Personal Representative of said estate and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 16 day of July, 2008.

BRAD CHILDRESS MY COMM. EXPIRES TENNESSEE NOTARY PUBLIC 03-21-2009 DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/21/2009

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).