Nancy's Children
14.25 Acres on West Side

Prepared by:
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Davidson County DEEDQC
Recvd: 08/29/08 11:12 5 pg
Fees:27.00 Taxes:0.00
20080829-0088918

QUITCLAIM DEED

ADDRESS OF OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
John David Dillon, Et al c/o 9546 Big East Fork Road Franklin, TN 37064	John David Dillon, Et al c/o 9546 Big East Fork Road PO Franklin, TN 37064	Map-177 Parcel- 04200

WHEREAS, HENRY ORVILLE KING died leaving a Last Will and Testament dated March 20, 1975, that was probated in Davidson County, Tennessee, being recorded in Will Book 119, Page 232, and leaving a life estate in certain real property in ITEM 4 of said Last Will and Testament to his wife, MATTIE JOSLIN KING, with a remainder interest to his grandchildren. MATTIE JOSLIN KING subsequently died on January 27, 2004;

WHEREAS, on January 27, 2004, the children of HENRY ORVILLE KING'S daughters, Nancy Ann Dillon and Judith Lynn Hammonds, became the owners of said property as tenants in common as follows:

Children of Nancy Ann Dillon:	Children of Judith L. Hammonds:
(1) John David Dillon	(1) Samuel Dewitt McGee;
(2) Anne Elisabeth Dillon; and	(2) Anne K. McGee Tyoan; and
(3) Laura Jocelyn Dillon.	(3) Donna Judith Hammonds.

NOW, THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, SAMUEL DEWITT MCGEE, ANNE K. MCGEE TYOAN and DONNA JUDITH HAMMONDS (the children of Judith Lynn Hammonds and hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey unto JOHN DAVID DILLON, ANNE ELISABETH DILLON and LAURA

JOCELYN DILLON, (the children of Nancy Ann Dillon and hereinafter referred to as "Grantees"), their successors and assigns, all right, title and interest as tenants in common in and to the following described property 14.25 acres located in Davidson County, Tennessee, to-wit:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD HARDING ROAD ON THE SOUTH; MATTIE JOSLIN KING HEIRS' REMAINDER ON THE WEST AND NORTH; JOHN H. DILLON ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT IRON PIN SET ON THE NORTH WEST SIDE OF OLD HARDING ROAD (STATE PLANE CO ORDINATES N607663.828, W1662235.569) LOCATED S 53°08'26" W 984.30' FROM WHERE THE COMMON LINE OF H.O. & MATTIE JOSLIN KING (REF. DEED BOOK 72, PAGE 35 R.O.W.C.) AND JOHN H. DILLON (REF. DEED BOOK 7169, PAGE 994 R.O.D.C.) CROSSES THE CENTER OF OLD HARDING ROAD) THENCE LEAVING OLD HARDING ROAD N 28°42'30" W 355.01' TO AN IRON PIN SET; THENCE N 29°06'09" E 566.63' TO AN IRON PIN SET; THENCE N 11°07'56" W 99.92' TO A 20" SYCAMORE ON THE SOUTH BANK OF THE SOUTH HARPETH RIVER; THENCE CROSSING THE SOUTH HARPETH RIVER N 35°35'57" W 214.67' TO A 12" BLACK OAK ON THE NORTH SIDE OF THE SOUTH HARPETH RIVER; THENCE N 01°31'03" E 330.30' TO AN IRON PIN SET IN THE WEST LINE OF JOHN H. DILLON (REF. DEED BOOK 7169, PAGE 994 R.O.D.C.); THENCE WITH DILLON'S WEST LINE S 44°58'17" E RE CROSSING THE SOUTH HARPETH RIVER AT 320' AND A WITNESS IRON PIN SET AT 1132.38' IN ALL 1157.38' TO A POINT IN THE CENTER OF OLD HARDING ROAD; THENCE LEAVING DILLON AND WITH THE CENTER OF OLD HARDING ROAD S 45°50'45" W 443.22' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=15°36'48"; RADIUS=875.26'; ARC=238.51'; TANGENT=120.00'; CHORD=S 53°39'09" W 237.78' TO A POINT; THENCE S 61°27'33" W 159.86' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=12°19'47"; RADIUS=709.79'; ARC=152.74'; TANGENT=76.67' CHORD=S 55°17'39" W 152.45' TO A POINT; THENCE LEAVING THE CENTER OF SAID ROAD N 28°42'30" W 25.55' TO THE POINT OF BEGINNING, CONTAINING 14.25 ACRES, MORE OR LESS, AND BEING A PORTION OF THE HEIRS OF H.O. KING AND MATTIE JOSLIN KING PROPERTY AS RECORDED IN DEED BOOK 72, PAGE 35 R.O.W.C. ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED FEBRUARY 7, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

Being a portion of the remainder interest in certain real property conveyed to the above grandchildren of Henry Orville King in Item 4 of the Last Will and Testament of Henry Orville King dated March 20, 1975, 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 a survey by Randolph L. Chapdelanie, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, and dated February 7, 2008 The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantors make no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS as dated below.

Dated: 8-11, 2008

Samuel Dewitt McGee

SAMUEL DEWITT McGEE, Grantor

Dated: Aug. 1, 2008

Anne K. McGee-Tyoan

ANNE K. McGEE TYOAN, Grantor

Dated: Aug 12, 2008

Donna J Hammonds

DONNA JUDITH HAMMONDS, Grantor

STATE OF TN)
COUNTY OF Williamson)

Personally appeared before me, Amanda Sullivan, a Notary Public, in and for said State and County, SAMUEL DEWITT McGEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Franklin, TN, this the 11 day of Aug., 2008.

AMANDA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Amanda Sullivan
Notary Public
My Commission Expires: 10-24-10

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Marcia P. Bouchillon, a Notary Public, in and for said State and County, ANNE K. McGEE TYOAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, TN, this the 1st day of August, 2008.

MARCIA P. BOUCHILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Marcia P. Bouchillon
Notary Public
My Commission Expires: 11/22/2010

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Samantha Crawford, a Notary Public, in and for said State and County, DONNA JUDITH HAMMONDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, TN, this the 12th day of August, 2008.



Samantha L. Crawford
Notary Public
My Commission Expires: 11/7/2011

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