Samuel Dewitt McGee
30.61 Acres on West Side

Prepared by:
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Davidson County DEEDQC
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20080829-0088919

# QUITCLAIM DEED

| ADDRESS OF OWNERS: | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Samuel Dewitt McGee<br>8993 Old Harding Road<br>Franklin, TN 37064 | Samuel Dewitt McGee<br>8993 Old Harding Road<br>Franklin, TN 37064 | Map- 177<br>PO 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, ANNE K. MCGEE TYOAN, DONNA JUDITH HAMMONDS, JOHN DAVID DILLON, ANNE ELISABETH DILLON and LAURA JOCELYN DILLON (five of the six grandchildren of HENRY ORVILLE KING and hereinafter referred to as the "Grantors"), by these presents, do hereby quitclaim and convey unto SAMUEL DEWITT MCGEE, hereinafter referred to as "Grantee"), his

successors and assigns, all right, title and interest in fee simple in and to the following described property **30.61 acres** located in Davidson County, Tennessee, to-wit:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 177, ASSESSOR'S OFFICE AND LYING ON THE SOUTH HARPETH RIVER IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD HARDING ROAD ON THE SOUTH; MATTIE JOSLIN KING REMAINDER ON THE WEST; FOX VALE LANE AND FOX WAY POINT, LOTS 22 AND 24 OF FOX HOLLOW FARMS, BELLWETHER GROUP, INC. ON THE NORTH; JOHN H. DILLON AND MATTIE JOSLIN KING HEIRS REMAINDER 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 S53°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 S28°42'30"E 25.55' TO A POINT IN THE CENTER OF OLD HARDING ROAD; THENCE WITH THE CENTER OF THE ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA=08°25'15"; RADIUS=709.79'; ARC=104.32'; TANGENT=52.25'; CHORD=S44°55'08" W 104.23' TO A POINT; THENCE LEAVING OLD HARDING ROAD N28°42'30"W PASSING A WITNESS IRON PIN AT 26.64' IN ALL 743.38' TO AN IRON PIN SET ON THE SOUTH SIDE OF SOUTH HARPETH RIVER; THENCE CROSSING THE RIVER N05°57'47"W 183.40' TO AN IRON PIN SET; THENCE N35°34'44"W 150.24' TO AN IRON PIN SET IN A HOLLOW; THENCE RUNNING UP THE HOLLOW TO IRON PIN SET THIS SURVEY FOR THE FOLLOWING EIGHT CALLS: N35°08'42"W 268.95'; N39°23'00"W 227.68'; N38°34'06"W 151.45'; N47°14'56"W 56.17'; N30°25'12"W 105.01'; N23°55'02"W 82.66'; N18°13'05"W 65.28'; N40°17'40"W 65.56' TO AN IRON PIN SET IN THE HOLLOW; THENCE LEAVING THE HOLLOW N71°08'01"W 210.08' TO AN IRON PIN SET, THE SOUTH EAST CORNER OF LOT 22 OF FOX HOLLOW FARMS (CHARLIE B. MITCHELL, JR. REF. INSTRUMENT #20050207-0013834 R.O.D.C.); THENCE WITH LOT 22'S EAST LINE N06°30'01"E PASSING THE SOUTH EAST CORNER OF LOT 24 (REF. FOX HOLLOW FARMS PLATBOOK 9700 PAGE 292 R.O.D.C.) AND BEING IN THE ASPHALT ROADWAY OF FOX VALE LANE AT 243.34' IN ALL 609.49' TO AN IRON PIN SET IN THE EAST LINE OF SAID LOT 24 AND BEING THE SOUTH WEST CORNER OF BELLWETHER GROUP, INC. (REF. INSTRUMENT #20060608-0068055 R.O.D.C.); THENCE LEAVING LOT 24 AND WITH THE SOUTH LINE OF THE BELLWETHER GROUP N14°000'55"E 53.39' TO A 24 OAK; THENCE N09°22'33"E 27.71' TO AN IRON PIN SET; THENCE N34°08'07"E 86.91' TO AN IRON PIN SET; THENCE N50°59'27"E 26.50' TO AN IRON PIN SET, THE SOUTH WEST CORNER OF JOHN H. DILLON ET UX (REF DEED BOOK 7169, PAGE 994 R.O.D.C.); THENCE LEAVING BELLWETHER GROUP AND WITH DILLON'S SOUTH WEST LINE S44°58'17"E 1587.33' TO AN IRON PIN SET; THENCE LEAVING DILLON AND WITH THE MATTIE JOSLIN KING HEIR'S REMAINDER S01°31'03"W 330.30' TO A 12" BLACK OAK ON THE NORTH SIDE OF THE SOUTH HARPETH RIVER; THENCE CROSSING THE SOUTH HARPETH RIVER S35°35'57"E 214.67' TO A 20" SYCAMORE ON THE SOUTH SIDE OF THE SOUTH HARPETH RIVER; THENCE S11°07'56"E 99.92' TO AN IRON PIN SET; THENCE S29°06'09"W 566.63' TO AN IRON PIN SET; THENCE S28°42'30"E 355.01' TO THE POINT OF BEGINNING, CONTAINING **30.61 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 APRIL 30, 2007.

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.

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: Aug. 1, 2008

ANNE K. McGEE TYOAN, Grantor

Dated: Aug 12, 2008

DONNA JUDITH HAMMONDS, Grantor

Dated: August 1, 2008

JOHN DAVID DILLON, Grantor

Dated: Aug. 12, 2008

ANNE ELISABETH DILLON, Grantor

Dated: Aug 18, 2008

LAURA JOCELYN DILLON, Grantor

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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, Marcia P. Bouchillon, a Notary Public, in and for said State and County, JOHN DAVID DILLON, 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 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 TN )
COUNTY OF Williamson )

Personally appeared before me, Amanda Sullivan, a Notary Public, in and for said State and County, ANNE ELISABETH DILLON, 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 Fairview, TN, this the 12 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 TN )
COUNTY OF Williamson)

Personally appeared before me, Amanda Sullivan, a Notary Public, in and for said State and County, LAURA JOCELYN DILLON, 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 Fairview, TN, this the 19 day of Aug., 2008.

AMANDA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-24-10

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