Davidson County DEEDQC
Recvd: 03/02/09 12:06 5 pgs
Fees:27.00 Taxes:0.00
20090302-0018036

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, Tennessee 37027
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Jeremy Scott Johnson, Trustee JEREMY SCOTT JOHNSON TRUST 118B Public Square Gallatin, Tennessee 37066	SAME	Map: 8 Parcel: 22

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

JEREMY SCOTT JOHNSON

Sworn to and subscribed before me this 9TH day of FEBRUARY, 2009.

Wm C. Patterson Jr.
Notary Public
My Commission Expires: 7-5-2011

LISA G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

QUITCLAIM DEED

FOR $0 CONSIDERATION, I JEREMY SCOTT JOHNSON, Trustees of the GLENNA JOHNSON REVOCABLE LIVING TRUST, dated April 2, 2007 (Trustee, Glenna Johnson having since died on December 8, 2008) and for the express purpose of conveying all of our right, title and interest in this property and do hereby quitclaim and convey unto JEREMY SCOTT JOHNSON, TRUSTEE of the JEREMY SCOTT JOHNSON TRUST, dated December 8, 2008, and any amendments thereto, all of our right, title and interest in the following described real estate in Davidson County, Tennessee more particularly described as follows:

LEGAL DESCRIPTION ATTAHCHED AS "EXHIBIT A"

BEING the same property conveyed by Glenna Baxter Johnson to Glenna Johnson and Jeremy Scott Johnson, Trustees or their successors in trust under the Glenna Johnson Revocable Trust, dated April 2, 2007 and any amendments thereto, by Quitclaim Deed of

record in Instrument No. 20080506-0046397, Register's Office, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 19th day of February, 2009.

JEREMY SCOTT JOHNSON, Trustee

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Scott Johnson Trustees of the Glenna Johnson Revocable Living Trust, dated April 2, 2007, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this 19TH day of February, 2009.

Wm. C. Patterson Jr.
NOTARY PUBLIC

My Commission Expires: 7-5-2011

W. C. PATTERSON JR.
NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION
EXHIBIT A

Tract A

A tract of land in the 14th Civil District of Davidson County, Tennessee, laying on the westerly side of State Route No. 64 known as the Old Springfield Pike and being a part of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter, by deed from W. H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the afore mentioned Old Springfield Pike, said point being south 31° 45' east of and 88.4 feet from the northeast corner of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter, by deed from W. H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee; thence south 33° 45' east with the center of said Pike 80 feet to a point; thence south 35° east 75.7 feet to a point; thence leaving said Pike south 53° 30' west 153.1 feet to an iron pin; thence north 30° 20' west 167.7 feet to an iron pin; thence north 58° 30' east 140.6 feet to the point of beginning containing 0.55 acres, more or less.

Being part of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter, by deed from W. H. Williams, et al, of record in Book 1174, page 15, Register's Office for Davidson County, Tennessee, the said H. E. Baxter having since died.

Further conveyed pursuant to this deed is the following adjacent property:

Tract B

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.

The subject property consisting of Tracts A and B above being as further described in the attached plat, of record in Deed Book 5278, page 243, Registers Office of Davidson County, Tennessee ("RODC"), and together are also known as Tax Map 8, Parcel 22.

All of the above-referenced subject property was included in and a portion of that certain larger tract of land conveyed to H.E. Baxter and wife, Lockie K. Baxter, by deed from W.H. Williams, dated April 10, 1949, of record in Book 1174, page 15, RODC.

Tract A referenced above was originally conveyed to Glenna Baxter Johnson, and husband Harvey L. Johnson by deed from Lockie K. Baxter, dated December 7, 1956, of record in Deed Book 2604, page 413, RODC.

A one-half interest in the larger tract of land referenced above in Deed Book 1174, page 15, which includes Tract A and Tract B, was conveyed to Glenna Baxter Johnson by deed from Mrs. H.E. (Lockie K.) Baxter, dated October 7, 1974, of record in Book 4868, page 517, RODC, the remaining interest of which passed to Glenna Baxter Johnson under the laws of intestacy, as evidenced by that certain Affidavit of Heirship recorded January 26, 2004, as instrument number 20040126-0009717, RODC.

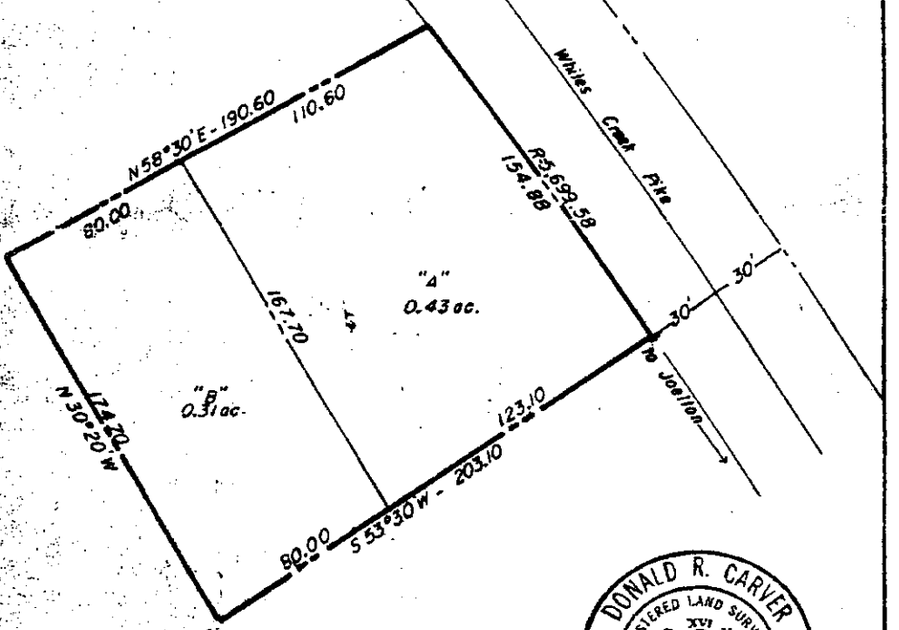
Tract A was further reconveyed and Tract B was additionally conveyed to Glenna Baxter Johnson and husband, Harvey L. Johnson by deed from Lockie K. Baxter dated April 26, 1978, of record in Deed Book 5278, page 241, as more particularly shown on the plat attached thereto, page 243.

The subject Tracts A & B were further a part of the 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, RODC.

Such Tracts A & B were further part of the same property conveyed by Quitclaim Deed from Jerry B. Johnson and LeeAnne Johnson to Glenna Baxter Johnson recorded January 3, 2008, in Instrument Number 20080103-0000406, RODC.

Finally, such Tracts A & B were further part of the same property conveyed by Quitclaim Deed from Glenna Baxter Johnson to Glenna Johnson and Jeremy Scott Johnson, Trustees of the Glenna Johnson Revocable Living Trust, dated April 2, 2007, of record in Instrument Number 20080506-0046397, RODC.

BOOK 5278 PAGE 243



DONALD R. CARVER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
TENNESSEE NO. 211

PLAT SHOWING PROPERTY IN THE 2nd (formerly 14th Civil) DISTRICT OF DAVIDSON COUNTY, TENNESSEE. TRACT "A" BEING THE PROPERTY OF GLENNA BAXTER JOHNSON & HARVEY L. JOHNSON, RECORDED IN BOOK ~~2329~~ PAGE ~~359~~, R.O.D.C., TENN. AND TRACT "B" TO BE MADE A PART OF THIS TRACT. BEING A PART OF TRACT NO. 4 AS SHOWN ON PROPERTY MAP 8 PARCEL 21, RECORDED IN BOOK 4068 PAGE 518, R.O.D.C. TENNESSEE.

2604

H13

Donald R. Carver, R.L.S.
209 Pear Orchard Drive
Goodlettsville, Tenn. 37072
April 12, 1978 - Scale 1" = 50'