Davidson County DEEDQC
Recvd: 03/02/09 12:07 4 pgs
Fees:22.00 Taxes:0.00
20090302-0018037

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 JOHNSON FARM TRUST 118B Public Square Gallatin, Tennessee 37066	SAME	Map: 8 Parcel: 21

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 19TH day of FEBRUARY, 2009.

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

W. PATTERSON JR. NOTARY PUBLIC AT LARGE COUNTY, TENN.

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 JOHNSON FARM 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 GlennaJohnson 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. PATTERSON JR.
NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION
EXHIBIT A

Tract No. 4, Beginning at a stake in Raccon 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 26 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 Sherman 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.

Less and Except the following Tracts A & B:

Tract A

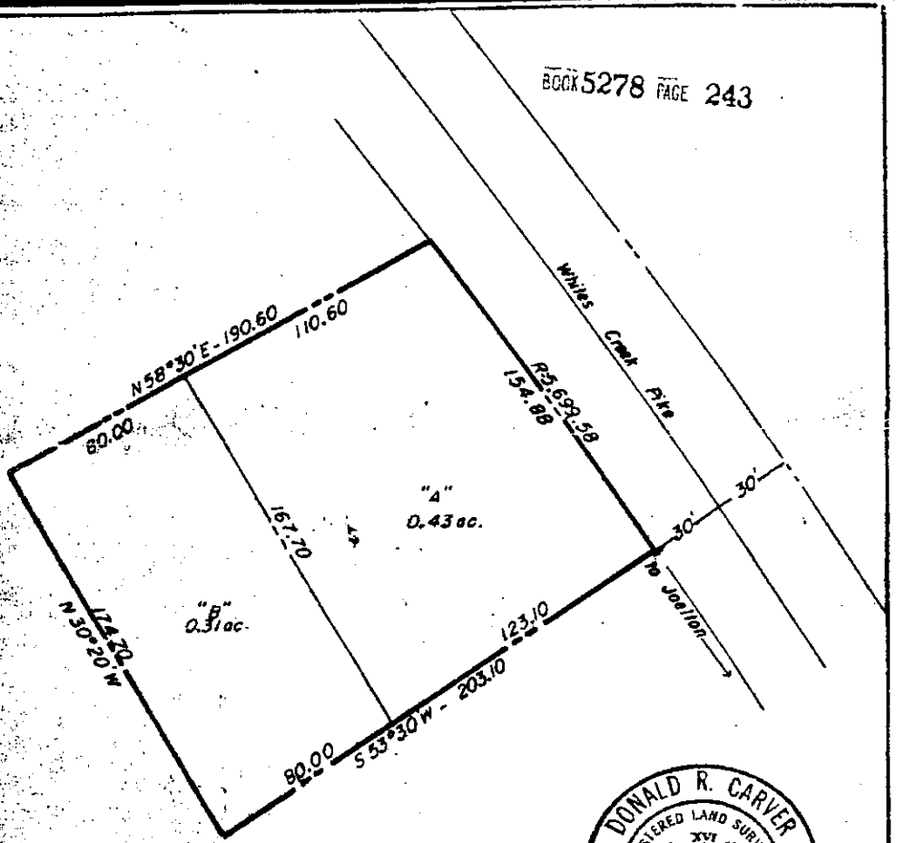
A tract of land in the 14th Civil District of Davidson County, Tennessee, laying on the westerly side of State Route No. 64 known as the Old Springfield Pike and being a part of the property conveyed to H. E. Baxter and wife, Lockie K. Baxter, by deed from W. H. Williams, et al, of record in Book 1174,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

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.

Tracts A and B above being as further depicted and described in that certain plat of record in Deed Book 5278, page 243, Registers Office of Davidson County, Tennessee ("RODC"), also known as Tax Map 8, Parcel 22.



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 ~~2339~~ PAGE ~~369~~, 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 4868 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'