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MAP _____ PARCEL _____ GROUP _____

BILL GARRETT, Davidson County
Trans:T20090039738 DEEDQC
Recvd: 06/15/09 15:03 3 pgs
Fees:17.00 Taxes:0.00
20090615-0055526

THIS INSTRUMENT PREPARED BY: Matthew B. Frère, Esq.
9724 Kingston Pike #505
Knoxville, Tennessee 37922
(865) 694-0373

QUIT CLAIM DEED

THIS INDENTURE, made this 4 day of June, 2009, between Sarah P. Gray, of Knox County, Tennessee, First Party and Francis William Gray, Jr, Trustee of the Sarah Smith Revocable Living Trust Agreement dated the 4 day of June, 2009, of Knox County, Tennessee, Second Party.

WITNESSETH: That the said party of the first part does hereby Quit Claim and release to the said party of the second part all interest of the first party in and to the property herein described, to-wit:

SITUATE in the 10th, formerly 22nd, Civil District, in the County of Davidson, in the State of Tennessee, to wit:
Being part of the Crocker Springs Tract owned by Henry Sperry Estate, of record in Plan Book 2, page 168, Chancery Court at Nashville, Tennessee, which is also part of the Whites Creek or Crocker Springs Tract on the Plan of the property marked "Reserved for Whites Creek Springs", as of record in book 161, page 74, Register's Office for said County, in addition, the property marked 50 acres sold to Sam Kirkpatrick, as of record in book 161, page 74, said Register's Office, and part of a 50 acre tract of land laying northwest of and adjacent to said Sam Kirkpatrick's 50 acre tract, described together as follows:
Beginning in the center of the wooden bridge in Crocker Springs Road where a branch flows from west to east under said road just north of the residence of H. D. Willcutts, and being 1067 ½ feet northwest along the center of the said Road from the north boundary line of the graveyard shown on said plan; thence with the center line of said branch, south 61° 18' west 130.2 feet to a point in the center of a creek; thence south 79° 24' west 122.3 feet to the center of said branch to a point; thence continuing with the center of said branch, south 57° 35' west 133.4 feet; thence south 44° 48' west 55 feet to a stake on the south bank of said branch, 631/2 feet downstream from a fork in said branch; thence north 74° west 456.1 feet to a 24- inch elm on pont of ridge above lake; thence south 78° 32' west 141.5 feet to a 20 inch hickory on the center of a ridge; thence with the center of said ridge, south 73° 17' west 314.7 feet to a fork of a 10-inch twin red oak; thence south 70° west 213 feet to a 15-inch white oak; thence south 72° 42' west 434.6 feet to an 18-inch white oak; thence north 89° 16' west 274.7 feet to a 15-inch white oak; thence north 61° 45' west 372.6 feet, leaving the center of said ridge to a 6-inch hickory; thence north 62° 40' west 142.7 feet to an iron pin in the original western boundary line of said Willcutts property, said point being 260.2 feet north of another iron pin, established by survey made by Winn, as of May, 1953 thence north 5° west 521.3 feet to a fence corner, formerly a sugar tree; thence north 39° west 577.5 feet to a hickory; thence north 50° west 181.5 feet to a white oak on a log road; thence north 53° east 861.3 feet to a beech; thence north 42° east 280.5 feet to a stone in a branch with horn beam and gum pointers, corner to Mrs. Laura Newlin's land; thence north 871/4° east, with a fence, 146 feet to the right-of-way of the Crocker Springs Road; thence with said road, north 571/4° west 150 feet to a point near an old quarry; thence south 10° west 30 feet; thence north 38° west 443 feet to a point in a branch and an old road leading to Sycamore Creek; thence north 10° east 1892 feet to a stone in the Krantz line; thence south 861/2° east 1638 feet to an old oak stump; thence south 11/2 west 2342.1 feet to a stake, said line crossing a point in a drain in Epley's line; thence south 89° east 455 feet to a stake at the head of a cave; thence south 66° east 561 feet to a 24-inch red oak, formerly called dogwood; thence south 30° east 130 feet to a 10-inch hickory in the eastern boundary line of the original Willcutts' property; thence south 34° 10' west 285.1 feet to a 6-inch hickory on the point of a ridge; thence south 41° 58' west 79.3 feet to a 6-inch elm in a drain; thence with the meanderings of said drain, south 32° 8' west 195.6 feet to a point in said drain with the line following this drain down to the Crocker Springs Road so that each property owner will share the water; thence with the center of said drain, south 24° 16' west 174.6 feet; thence south 28° 57' west148.7 feet to a bend in a branch; thence leaving said branch, south 38° 57' west 40 feet to the center of said Crocker Springs Road; thence with the center of said Road, south 33° east 212.2 feet and south 42° 17' east 144.1 feet to the beginning.
Included in the above description, but excluded therefrom a tract of land conveyed to H.D. Willcutts and wife, Willa Willcutts, by deed from Francis W. Gray and wife, of record in book 3315, page 524,

Register's Office for said County, described as follows:
Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of the 236 acre tract designated "Reserved for Whites Creek Springs" on the map of the division of the Eben L. Crocker Estate, as of record in Book 161, page74, Register's Office for said County, also being part of the 23.4 acre tract shown on the map of the division of the Crocker Springs Tract owned by the Henry Sperry Estate, as of record in Plan Book 2, page 168, Chancery Court at Nashville, Tennessee described partly according to a survey made by Winn Brothers Engineering Company, May23, 1953, and partly according to a survey made by Sam W. Honeycutt, Consulting Engineer September 9, 1961, as follows:
Beginning at a point in the northeasterly margin of Crocker Springs Road, said point lying in the southeasterly line of the property conveyed to Francis W. Gray and wife, by deed form H. D. Willcutts and wife, as of record in book 2149, page 609, said Register's Office; said line also being said Willcutts' new northeasterly line; thence with said Gray's and Willcutts' common boundary line as follows: North 38° 57' east to a point lying north 38° 57' east, along said boundary line, 40 feet from the center of said Road, north 28° 57' east 148.7 feet to a point, north 24° 16' east 174.6 feet to a point, north 32° 08' east 195.6 feet to a 6-inch elm, north 41° 58' east 79.3 feet to a 6-inch hickory and north 34° 10' east 105 feet to a point lying south 34° 10' west, along said boundary line, 37.7 feet from an iron pin; thence leaving said boundary line, north 51° 22' west 223 feet to a point lying south 57° 46' west 40 feet from an iron pin; thence south 57° 46' west 390 feet to an iron pin; thence south 41° 31' east 292 feet to an iron pin in the northeasterly margin of said Road; thence with the northeasterly margin of said Road, south 43° 29' east 210 feet to the beginning of a curve; thence with the same around a slight curve to the right to the beginning, and containing 5.01 acres, more or less.
Being part of the real property of the real property conveyed to Francis W. Gray and wife, Sarah P. Gary, by deed from H.D. Willcutts and wife, dated June 8, 1953, filed June 17, 1953, and recorded in book 2149, page 609, Register's Office for said County.

Being the same property that is described in a Deed of Trust dated November 1, 1962 and of record in book 3486, page 549, Register's Office for Davidson County, Tennessee.
The above described property does not include that portion of the property described in the following Deeds:

1) Warranty Deed dated January 22, 1988 and of record in Book 7475, Page 929.
2) Warranty Deed dated March 6, 1989 and of record in Book 7793, Page 320.
3) Quit Claim Deed dated October 25, 1995 and of record in Book 9844, Page 358.
4) Quit Claim Deed dated January 16, 1996 and of record in Book 9924, Page 548.

At the time of acquisition of said property by the First Party it was acquired jointly by First Party and her husband, Francis W. Gray. Said individuals remained married and co-owners of said property until the death of Francis W. Gray on the 24th day of November, 1976 leaving First Party as surviving tenant by the entirety.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal the day and year first above written.

Sarah P Gray

Sarah P. Gray

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION WHATSOEVER TO THE STATUS OR CONDITION OF TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO GUARANTEE WHATSOEVER AS TO THE CORRECTNESS OF THE INFORMATION FURNISHED TO THE PREPARER.

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me Janet R. Jones, a Notary Public in and for said County, the within named bargainor, Sarah P. Gray, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of June, 2009.

Janet R Jones
NOTARY PUBLIC
My Commission Expires: 4/9/13

JANET R. JONES STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

I hereby swear or affirm that the actual consideration or true value given for this transfer is $0.00.

Sarah B Gray
AFFIANT

Subscribed and sworn to before me this 4 day of June, 2009.

Janet R Jones
NOTARY PUBLIC
My Commission Expires: 4/9/13

JANET R. JONES STATE OF TENNESSEE NOTARY PUBLIC LOUDON COUNTY

RESPONSIBLE PROPERTY OWNER AND TAXPAYER IS: Francis William Gary, Jr., Trustee
1002 Laurel Hill Rd.
Knoxville, TN 37923

PROPERTY ADDRESS: 2522 Cracker Springs Rd, Goodlettsville, TN