BOX #14A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20090061305 DEEDQC
Recvd: 09/08/09 08:45 2 pgs
Fees:12.00 Taxes:0.00
20090908-0083723

State of Tennessee)
County of Davidson)

G#22190-2A

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2009.

Notary Public

My commission expires: May 2, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Attorneys Title Company, Inc., Trustee	**"New Owner"**	**Map 007**
2927 Berry Hill Drive		**Parcels 162 and 168**
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jimmy F. Sawyers and Deborah Turman Sawyers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Attorneys Title Company, Inc., a Tennessee corporation, as Trustee with full power and authority to mortgage, sell, encumber, restrict, and/or convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

LAND in Davidson County, Tennessee, being described as Tract II according to a survey by William Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

BEGINNING at a point in the easterly right-of-way of U.S. Highway 41, approximately 394.6 feet South of the edge of Baker Station Road; thence, along the easterly right-of-way of U.S. Highway 41, North 41° 47' 39" West, a distance of 74.60 feet to an iron pin set; thence, South 83° 52' 56" East, a distance of 1,504.65 feet to an iron pin set; thence, South 05° 06' 40" West, a distance of 100.64 feet to an iron pin set; thence, South 69° 29' 11" West, a distance of 729.55 feet to an iron pin set; thence, South 02° 30' 56" West, a distance of 378.34 feet to an iron pin set; thence, North 83° 52' 56" West, a distance of 776.12 feet to an iron pin set, said point being the point of BEGINNING and containing 5.0 acres, more or less.

INCLUDED in this conveyance is a 50 foot easement for ingress and egress purposes over Tract III, which is described in a Deed of record in Book 7488, Page 387, Register's Office for Davidson County, Tennessee, which easement is for ingress and egress to Tracts I and III as shown on an unrecorded survey by William Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said easement being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of U.S. Highway 41 approximately 1,069.09 feet South of the edge of Baker Station Road; thence, North 32° 09' 09" East, a distance of 56.65 feet to an iron pin set; thence, South 81° 46' 51" East, a distance of 311.95 feet to an iron pin set; thence, North 69° 29' 11" East, a distance of 77.96 feet to an iron pin set; thence, North 81° 46' 51" West, a distance of 329.88 feet to an iron pin set; thence, South 32° 09' 09" West, a distance of 37.78 feet to the BEGINNING, containing .047 acres, more or less.

THIS conveyance is further subject to the following restrictions: Any dwelling built on the above described premises shall contain at least 2,000 square feet of living area excluding garage, porches and carport. This conveyance is also made subject to a 50 easement for ingress and egress purposes over the above described

Tract II which easement is for ingress and egress to Tract I as shown on an unrecorded survey by William Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said easement being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of U.S. Highway 41, approximately 1,069.09 feet South of the edge of Baker Station Road; thence, North 41° 47' 39" West, a distance of 51.83 feet to an iron pin set; thence, North 32° 09' 09" East, a distance of 56.64 feet to an iron pin set; thence, South 81° 46' 51" East, a distance of 311.95 feet to an iron pin set; thence, North 69° 29' 11" East, a distance of 57.02 feet to an iron pin set; thence, South 08° 13' 09" West, a distance of 77.96 feet to an iron pin set; thence, North 81° 46' 51" West, a distance of 329.88 feet to an iron pin set; thence, South 32° 09' 09" West, a distance of 37.78 feet to the BEGINNING, containing .047 acres, more or less.

TRACT II:

BEING a tract of land in the Tenth Civil District for Davidson County, Tennessee, and being a portion of that property conveyed to B. B. Adamson, et ux, in Book 2044, Page 251, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, R.L.S., Tennessee License No. 1465, dated May 4, 1989, described as follows:

BEGINNING at an iron pin in the northwesterly margin of U.S. Highway 41, corner to Richard Uselton (Deed Book 7542, Page 169, Register's Office for Davidson County, Tennessee), said pin being the most southwesterly corner of said Adamson property; thence, with said margin North 41° 47' 39" West, 74.60 feet to a set iron pin; thence, leaving said margin, South 83° 52' 56" East, 883.84 feet to a set iron pin; thence, North 04° 23' 54" East, 224.95 feet to a set iron pin; thence, South 83° 47' 42" East, 679.48 feet to a set iron pin; thence, South 05° 24' 17" West, 274.02 feet to an existing iron pin, said pin being said Uselton's Northwest corner; thence, with Uselton's North line, North 83° 53' 21" West, 1,504.62 feet to the point of BEGINNING, containing 5.25 acres, more or less.

INCLUDED in the above described description but EXCLUDED from this conveyance is a small family graveyard adjacent to the East property line as shown on the survey referenced herein.

BEING the same property conveyed to Jimmy F. Sawyers and Deborah Turman, by Warranty Deed dated April 3, 1998, from Donna Joyce Wood, of record in Book 10873, Page 715, Register's Office for Davidson County, Tennessee. The parties having married and Deborah Turman is now known as Deborah Turman Sawyers.

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

This is improved property, known as: 1611 Springfield Highway, Goodlettsville, TN 37072.

Witness my/our hand(s) this 4th day of **September, 2009.**

Jimmy F. Sawyers

Deborah Turman Sawyers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy F. Sawyers and Deborah Turman Sawyers, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of **September, 2009.**

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 2, 2011

G#22190-2A