BILL GARRETT, Davidson County
Trans:T20090081174 DEEDQC
Recvd: 12/01/09 15:22 3 pgs
Fees:17.00 Taxes:0.00
20091201-0110007

Prepared by: Alden H. Smith, Jr., 4525 Harding Road, Suite 200, Nashville, TN 37205 (615) 620-4459

This instrument is prepared based upon information provided by the Parties. No title search was performed in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUIT CLAIM DEED

FROM: FRENCH R. McKNIGHT, JR.
Trustee, The McKnight Children's Trust
(a revocable trust), dated July 30, 1985
411 Jackson Boulevard
Nashville, TN 37205

DATE: Nov. 9th, 2009

CONSIDERATION: $-0- & OVC

TO: WILLIAM ALEXANDER McKNIGHT
and MARY McKNIGHT SMITH,
as Joint Tenants in Common,
1022 Normal Avenue
Chattanooga, TN 37405
(Party and address responsible for property taxes)

MAP/PARCEL: 40-108
7358 Old Hickory Blvd.
Whites Creek, TN 37189

This QUIT CLAIM DEED is made on the above date between the above-named parties:

WITNESSETH: That the Trustee, for and in consideration of the above sum, in hand and paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, and other good and valuable considerations, has bargained, sold and by these presents does bargain, sell and convey unto the Beneficiaries of The McKnight Children's Trust, all of Trustees' undivided interest in and to all of that tract and parcel of land, together with improvements which may be located thereon, situated, lying and being in Davidson County, Tennessee, and more particularly hereinafter described as follows:

P/O Lot 1, Map 40, Parcel 108

Land in Davidson County, Tennessee, being part of Lot No. 1 of the Caudill Subdivision, as of record in Plat Book 9700, Page 134, Register's Office Davidson County, and more particularly described as follows:

Commencing at a point in the Southern right-of-way margin of Old Hickory Boulevard, said point being the Northwest Curb return of an unnamed and unbuilt street; thence S 77° 52' 31" W 213.02 feet to a point' thence S 12° 01' 39" E 58.00 feet to a point; thence S 77° 53' 33" W 98.36 feet to a point; thence along a curve to the right, having a radius of 5829.58 feet, a distances of 130.99 feet to the point of beginning.

Thence leaving said right-of-way S 9° 50' 14" E 162.93 feet to an iron rod; thence S 61° 15' 00" W 101.46 feet to a point; thence N 9° 50' 14" W 92.96 feet to a point; thence S 80° 09' 46" W 4.00 feet to a point; thence N 9° 50' 14" W 102.00 feet to a point in the southerly right-of-way margin of Old Hickory Boulevard; thence with a curve to the left having a radius of 5829.58 feet, a distance of 100.00 feet to the point of beginning, said tract containing 0.40 acres, more or less.

Being the same property conveyed to French R. McKnight, Jr., Trustee of The McKnight Children's Trust dated August 1, 1985, by Warranty Deed from Noble C. Caudill, II, dated April 16, 1996 and recorded in Book 10018, Pages 965-967 on April 17, 1996, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Trustee has hereunto set his hand and seal, the day and year above-written.

French R. McKnight, Jr.,
Trustee

Signed, Sealed and Delivered in the presence of:

Witness

Print Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alden H. Smith, Jr., a Notary Public of said County and State, FRENCH R. McKNIGHT, JR., the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18th day of November, 2009.

Notary Public

My Commission Expires: 1/3/2011

ALDEN H. SMITH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Alden H. Smith, Jr.

SWORN TO AND SUBSCRIBED before me this 18th day of November, 2009.

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

My Commission Expires: 1/3/11