BILL GARRETT, Davidson County
Trans:T20090087637 DEEDQC
Recvd: 12/30/09 14:11 4 pgs
Fees:22.00 Taxes:0.00
20091230-0118570

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Juanita H. Armstrong c/o Donald Armstrong 7981 Whites Creek Pike Joelton, TN 37080	(same)	Map 8 Part of Parcel 27

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

NADINE M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

JUANITA H. ARMSTRONG
Affiant

Subscribed and sworn to before me, this the 18 day of DECEMBER, 2009.

Nadine M White
NOTARY PUBLIC

My Commission Expires: 4/24/2010

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Donald E. Armstrong and wife, Hester Armstrong, ("Grantors"), by their presents, do hereby quitclaim and convey unto Juanita H. Armstrong ("Grantee"), her heirs and assigns, all their right, title and interest, in and to the following described land in Davidson County, Tennessee:

Land in the 1st Councilmanic District of Davidson County, Tennessee, being described according to a survey made by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated September 29, 2009, as follows:

Beginning at an iron pin (old), in the westerly margin of Whites Creek Pike, the northeast corner of a tract of land which belongs to Jeanine Sarno, having a deed reference in Deed Book 5357, Page 923, Register's Office for Davidson County, Tennessee, the southeast corner of this tract, and continuing, as follows: S 84°22'24" W, 592.43 feet to an iron pin (old), a corner of said tract of land which belongs to Jeanine Sarno; thence, S 83°47'38" W, passing a common corner of said tract of land which belongs to

Jeanine Sarno, and a tract of land which belongs to Scott Brinkley, having a deed reference in Instrument No. 200701050002516, said Register's Office, and continuing in all, 375.53 feet to an iron pin (old), a corner of said tract of land which belongs to Scott Brinkley; thence, S 39°15'48" W, 161.79 feet to an iron pin (old), a common corner of said tract of land which belongs to Scott Brinkley, and a tract of land which belongs to Elton W. Miller, having a deed reference in Deed Book 7594, Page 794, said Register's Office; thence, S 39°14'06" W, 219.18 feet to a rock, the northwest corner of said tract of land which belongs Elton W. Miller; thence, S 06°06'50 W, 437.96 feet to a pipe (old), in the westerly boundary of said tract of Elton W. Miller, a corner of a tract of land which belongs to Elton W. Miller, having a deed reference in Deed Book 5357, Page 923, said Register's Office; thence, N 82°06'10" W, 208.70 feet to a point in a pond, marked by a witness pipe (new) on the easterly bank of said pond, a corner of said tract of land which belongs to Elton W. Miller; thence, N 73°16'45" W, 247.41 feet to a point in Racoon Branch, marked by a witness pin (old) on the southerly bank of Racoon Branch, a common corner of said tract of land which belongs to Elton W. Miller, and a tract of land which belongs to Joe N. Smith, having a deed reference in Instrument No. 200404020037526, said Register's Office; thence with said Racoon Branch, as follows: N 66°36'39" W, 44.34 feet to a point; thence, S 89°17'32" W, 71.18 feet to a point; thence, N 86°50'34" W, 40.87 feet to a point; thence, N 27°47'58" W, 31.35 feet to a point; thence, N 30°25'53" W, 80.49 feet to a point; thence, N 20°55'11" W, 62.62 feet to a point; thence, N 26°29'50" W, 39.31 feet to a point; thence, N 88°20'07" W, 33.60 feet to a point; thence, S 79°03'45" W, 77.85 feet to a point; thence, N 81°14'02" W, 104.84 feet to a point; thence, N 43°00'43" E, 45.68 feet to a point; thence, N 34°45'13" E, 86.13 feet to a point in Racoon Branch, marked by a witness pin (new), on the easterly bank of Racoon Branch; thence with a new line, as follows: N 65°01'53" E, 285.82 feet to an iron pin (new); thence, N 63°19'01" E, 121.10 feet to an iron pin (new); thence, N 64°10'40" E, 238.08 feet to an iron pin (new); thence, N 63°24'09" E, 195.51 feet to an iron pin (new); thence, N 58°22'13" E, 165.56 feet to an iron pin (new); thence, N 66°24'12" E, 249.27 feet to an iron pin (new); thence, N 64°06'07" E, 329.61 feet to an iron pin (new); thence, N 79°24'48" E, 89.37 feet to an iron pin (new); thence, N 83°09'45" E, 174.59 feet to an iron pin (new); thence, N 84°23'38" E, 370.73 feet to an iron pin (new), in the westerly margin of Whites Creek Pike; thence with a curve to the right, having a radius of 1171.29 feet, an arc distance 63.69, and a chord bearing and distance of S 04°58'42" E, 63.68 feet to an iron pin (new), in the westerly margin of Whites Creek Pike; thence, S 03°25'15" E, 294.15 feet, to the point of beginning, containing **19.34 acres,** more or less.

Being part of the property conveyed to Donald E. Armstrong and Juanita H. Armstrong, as tenants in common, by deed from Annie Newland Armstrong, a widow, of record in Book 7505, page 657, said Register's Office.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18 day of DECEMBER, 2009.

NADINE M. WHITT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Donald E. Armstrong

Hester Armstrong

Mary Jane Kight P.O.A.

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald E. Armstrong**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in MANCHESTER, Tennessee, this the 18 day of DECEMBER, 2009.

NOTARY PUBLIC

My Commission Expires: 4/24/2010

NADINE M. WHITT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hester Armstrong**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in MANCHESTER, Tennessee, this the 18 day of DECEMBER, 2009.

NOTARY PUBLIC

My Commission Expires: 4/24/2010

NADINE M. WHITT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Kight to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Hester Armstrong, the bargainor, and acknowledged that she executed the same as the free act and deed of the said Hester Armstrong for the purposes therein contained.

Witness my hand and seal at office in Manchester, Tennessee, this the 18th day of December, 2009.

Nadine M Whitt
NOTARY PUBLIC

My Commission Expires: 4/24/2010

