BILL GARRETT, Davidson County
Trans:T20090087637 DEEDQC
Recvd: 12/30/09 14:25 5 pgs
Fees:27.00 Taxes:0.00
20091230-0118572

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Donald E. 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-.

DONALD ARMSTRONG DOA FOR JUANITA ARMSTRONG
Affiant

NADINE WHITT
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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

NOTARY PUBLIC

My Commission Expires: 4/24/2010

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Juanita H. Armstrong, an unmarried person, ("Grantor"), by her presents, does hereby quitclaim and convey unto Donald E. Armstrong ("Grantee"), his heirs and assigns, all her 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 (new), in the westerly margin of Whites Creek Pike, said iron pin being located from 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, N 03°25'15" W, 294.15 feet; thence, N 04°58'42" W, 63.68 feet, **to the point of beginning,** the

southeast corner of this tract, and continuing with a new line, as follows: S 84°23'38" W, 370.73 feet to an iron pin (new); thence, S 83°09'45" W, 174.59 feet to an iron pin (new); thence, S 79°24'48" W, 89.37 feet to an iron pin (new); thence, S 64°06'07" W, 329.61 feet to an iron pin (new); thence, S 66°24'12" W, 249.27 feet to an iron pin (new); thence, S 58°22'13" W, 165.56 feet to an iron pin (new); thence, S 63°24'09" W, 195.51 feet to an iron pin (new); thence, S 64°10'40" W, 238.08 feet to an iron pin (new); thence, S 63°19'01" W, 121.10 feet to an iron pin (new); thence, S 65°01'53" W, 285.82 feet to a point in Racoon Branch, marked by a witness pin(new) on the easterly bank of said branch; thence with Racoon Branch, and continuing, as follows: N 19°55'52" W, 48.23 feet; thence, N 47°10'07" W, 32.65 feet; thence, N 53°52'30" W, 61.17 feet; thence, N 42°25'34" W, 96.25 feet; thence, N 20°06'49" W, 39.37 feet; thence, N 27°37'50" W, 87.41 feet; thence, N 24°57'44" W, 35.80 feet; thence, N 14°10'46" W, 65.31 feet; thence, N 27°19'31" W, 76.88 feet; thence, N 44°40'47" W, 67.28 feet; thence, N 33°22'34" W, 106.37 feet; thence, N 08°35'41" W, 87.25 feet; thence, N 27°44'13" W, 119.73 feet; thence, N 01°37'01" W, 105.38 feet; thence, N 07°20'25" E, 99.69 feet; thence, N 11°45'27" W, 40.25 feet; thence, S 89°54'53" W, 54.79 feet; thence, N 49°38'20" W, 39.02 feet; thence, N 27°10'14" W, 57.70 feet; thence, N 24°35'47" W, 113.07 feet; thence, N 30°48'26" W, 28.22 feet; thence, S 82°19'01" W, 51.23 feet; thence, N 44°22'38" W, 68.12 feet; thence, N 38°06'10" W, 141.33 feet; thence, N 27°45'30" W, 59.55 feet to a point in Racoon Branch, marked by a witness pin (new), on the easterly margin of said branch, a common corner of a tract of land which belongs to Larry Crabtree, having a deed reference in Instrument No. 200402270022509, said Register's Office, and a tract of land which belongs to Michael Paul Baumstark, having a deed reference in Deed Book 8207, Page 937, said Register's Office, and a tract of land which belongs to Jeremy Scott Johnson, having a deed reference in Instrument No. 200903020018037, said Register's Office; thence, S 81°34'12" E, 571.42 feet to an iron pin (old), a common corner of said tract of land which belongs to Jeremy Scott Johnson, and a tract of land which belongs to W.B. Lain, having a deed reference in Deed Book 838, Page 250, said Register's Office; thence, S 81°33'46" E, passing a common corner of said tract of land which belongs to W.B. Lain, and a tract of land which belongs to Mary Ann Lain, having a deed reference in Instrument No. 200104160036685, said Register's Office, and continuing in all, 1331.50 feet to a fence post, a corner of said tract of land which belongs to Mary Ann Lain; thence, N 30°36'05" E, 363.40 feet to an iron fence post (old), a corner of said tract of land which belongs to Mary Ann

Lain, in the southerly boundary of a tract of land which belongs to Rhonda L. Brim, having a deed reference in Instrument No. 200305120063176, said Register's Office; thence with the boundary of said tract of land which belongs to Rhonda L. Brim, as follows: S 55°43'49" E, 144.02 feet to a pipe (old); thence, N 42°22'09" E, 307.67 feet to an iron pin (old), in the westerly margin of Whites Creek Pike, a corner of said tract of land which belongs to Rhonda L. Brim; thence, S 46°32'25" E, 138.89 feet to an iron pin (new), in the westerly margin of Whites Creek Pike, a corner of a tract of land which belongs to Donald Elmer Armstrong, having a deed reference in Deed Book 4514, Page 739, said Register's Office; thence with the boundary of said tract of land which belongs to Donald Elmer Armstrong, as follows: S 42°22'09" W, 312.00 feet to an iron pin (new); thence, S 45°01'09" E, 140.15 feet to an iron pin (new), a corner of said tract of land which belongs to Donald Elmer Armstrong; thence with a new line, and continuing, as follows: S 57°30'12" W, 574.13 feet to an iron pin (new); thence, S 25°53'53" E, 271.95 feet to an iron pin (new); thence, N 64°06'07" E, 247.49 feet to a fence post; thence, N 79°24'48" E, 97.73 feet to a fence post; thence, N 27°25'45" E, 328.67 feet to an iron pin (new); thence, N 42°22'09" E, 312.21 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, an arc distance of 553.24, and a chord bearing and distance of S 20°04'03" E, 548.11 feet, to the point of beginning, containing **45.31 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, Grantor has executed this instrument on the 18 day of DECEMBER, 2009.

NADINE M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Juanita H. Armstrong

Donald E. Armstrong POA

3237148.1

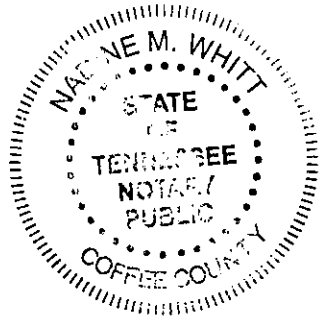
STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita H. 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



3237148.1

STATE OF TENNESSEE)
COUNTY OF COFFEE COUNTY)

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

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

NOTARY PUBLIC

My Commission Expires: 4/24/2010

