BILL GARRETT, Davidson County
Trans:T20100033431 DEEDWARR
Recvd: 06/02/10 15:51 3 pgs
Fees:18.00 Taxes:413.29
20100602-0042638

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,701.34.

John E. Clemmons
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| SUSAN L. QUINNAN | SUSAN L. QUINNAN | 025-00-0-144 and Part of 025-00-0-007 |

3831 Priest Lake Dr.
Nashville, Tn. 37217

**Warranty Deed**

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**NANNIE P. MALONE**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**SUSAN L. QUINNAN**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Legal description as described on attached Exhibit "A".

This conveyance is subject to the following:

1) Property taxes for the year 2010 to be assumed by Grantee.
2) Application for Greenbelt Assessment of record in Book 8908, page 448, Register's Office for Davidson County, Tennessee.
3) Easement for the flow of the waters of an unnamed branch and the rights of the public therein.
4) Rights of upper and lower riparian owners to the flow of the water of an unnamed branch, free from diminution or pollution.
5) Changes in the boundary of the subject property resulting from erosion and accretion caused by the flow of an unnamed branch.
6) Restrictive Covenants contained in instrument of record in Book 11404, page 140, Register's Office for Davidson County, Tennessee.

This improved property is known as 1077 Hitt Lane, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of May, 2010.

Nannie P. Malone Conservatorship

By: John P. Clemmons, Conservator
Nannie P. Malone

By: _____
John E. Clemmons, Conservator

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John E. Clemmons, Conservator for Nannie P. Malone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of May, 2010.

_____
Notary Public

My Commission Expires: 8/20/13

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

# EXHIBIT "A"

Beginning at an iron pin (new), in the westerly margin of Hitt Lane, the northwest corner of a tract of land which belongs to W.T. Shane, having a deed reference in Deed Book 5063, page 966, RODCT, the northeast corner of this tract, and continuing with the boundary of said tract of land which belongs to W.T. Shane, as follows:
S 06° 16' 00" W, 477.74 feet to a fence post (old);
thence, S 04° 07' 59" W, 153.48 feet to a fence post (old);
thence, S 04° 33' 11" E, 298.99 feet to a fence post (old);
thence, S 09° 24' 35" E, 329.21 feet to an iron pin (new);
thence, S 08° 33' 54" E, 145.22 feet to a pipe (old), a common corner of said tract of land which belongs to W.T. Shane, and a tract of land which belongs to The Ruby J. Shane Revocable Living Trust, having a deed reference in Instrument No. 20021212-0153703, RODCT;
thence, with the boundary of said tract of land which belongs to The Ruby J. Shane Revocable Living Trust, as follows:
S 10° 55' 50" E, 94.52 feet to a point in the center of a branch, marked by a witness pin (new), on the northwesterly side of said branch;
thence, S 19° 16' 12" E, leaving said branch and continuing on and crossing said branch, and continuing in all 138.77 feet to an iron pin (new);
thence, S 21° 56' 41" E, again crossing said branch and continuing on in all 173.47 feet to a point in said branch, marked by a witness pin (new), on the westerly side of said branch;
thence leaving said branch, N 78° 14' 42" W, 153.45 feet to a 26" oak tree;
thence, N 88° 07' 30" W, 363.57 feet to an iron pin (new);
thence, N 88° 47' 12" W, 151.34 feet to a 9" maple tree, a common corner of said tract of land which belongs to The Ruby J. Shane Revocable Living Trust, and a tract of land which belongs to Lee Tom Reding, having a deed reference in Deed Book 3219, page 201, RODCT;
thence, N 84° 24' 52" W, 130.86 feet to a fence post (old), a common corner of said tract of land which belongs to Lee Tom Reding, and a tract of land which belongs to Lynn M. McCraney, having a deed reference in Instrument No. 20081007-0101837, RODCT;
thence with the boundary of said tract of land which belongs to Lynn M. McCraney, as follows:
N 33° 03' 40" W, 162.87 feet to a fence post (old);
thence, N 35° 42' 35" W, 427.89 feet to an iron fence post (old);
thence, N 34° 21' 22" W, 186.02 feet to an iron pin (old), a corner of said tract of land which belongs to Lynn M. McCraney;
thence with a new line as follows:
N 74° 42' 07" E, 648.06 feet to an iron pin (new);
thence, N 15° 27' 34" E, 419.99 feet to an iron pin (new);
thence, N 79° 28' 45" W, 96.78 feet to an iron pin (old), a corner of a tract of land which belongs to Beverly McCoin, having a deed reference in Instrument No. 20080819-0085172, RODCT;
thence with the boundary of said tract of land which belongs to Beverly McCoin, as follows:
N 12° 46' 20" E, 558.84 feet to an iron pin (new);
thence, N 82° 56' 32" E, 257.84 feet to an iron pin (new), in the westerly margin of Hitt Lane, in the southerly boundary of said tract of land which belongs to Beverly McCoin;
thence with the westerly margin of Hitt Lane, as follows:
S 27° 12' 50" E, 26.86 feet to an iron pin (new);
thence with a curve to the left, having a radius of 411.00 feet, an arc distance of 75.69 feet, and a chord bearing and distance of S 32° 29' 22" E, 75.58 feet, to the point of beginning, containing 24.11 acres, as surveyed 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 February 11, 2010.

Being part of the same property conveyed to Nannie P. Malone by deed from Veda M. Spears, of record as Instrument No. 20041201-0143355, said Register's Office, and part of the same property conveyed to Fred E. Malone and wife, Nannie P. Malone, by deed from Elmo C. Pemerton, Jr., and wife, Dorothy J. Pemerton, of record in Deed Book 5742, page 386, said Register's Office. The said Fred E. Malone having since died.