BILL GARRETT, Davidson County
Trans:T20100033431 DEEDWARR
Recvd: 06/02/10 15:53 3 pgs
Fees:18.00 Taxes:345.76
20100602-0042639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,447.41.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

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

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:
John J. Quinnan	John J. Quinnan	025-00-0-007 (part)
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

JOHN J. 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.
3) Restrictive Covenants contained in instrument of record in Book 11404, page 140, Register's Office for Davidson County.

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 24 day of May, 2010.

Nannie P. Malone
Conservatorship

Nannie P. Malone

By: John E. Clemmons, Conservator
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 26th 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, said iron pin being located from an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of tract of land which belongs to Robert W. Gowins, having a deed reference in Instrument No. 20061204-0149079, RODCT,
S 48° 46' 31" E, 185.27 feet;
thence, S 42° 37' 20" E, 304.72 feet;
thence, S 35° 20' 14" E, 56.18 feet, to the point of beginning, the northerly northeast corner of this tract and continuing, as follows:
with a curve to the right, having a radius of 1421.51 feet, an arc distance of 162.69 feet, and a chord bearing and distance of S 30° 55' 35" E, 162.60 feet to an iron pin (new), in the westerly margin of Hitt Lane, in the northerly boundary 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:
S 81° 46' 50" W, 387.45 feet to an iron pin (new);
thence, S 19° 42' 32" W, 638.17 feet to an iron pin (new);
thence, S 79° 28' 45" E, passing the southeast corner of said tract of land which belongs to Beverly McCoin, and continuing on with a new line, in all, 389.35 feet to an iron pin (new);
thence with a new line, as follows:
S 15° 27' 34" W, 419.99 feet to an iron pin (new);
thence, S 74° 42' 07" W, 648.06 feet to an iron pin (old), a corner of a tract of land which belongs to Lynn M. McCraney, having a deed reference in Instrument No. 20081007-0101837, RODCT;
thence, N 60° 59' 52" W, 243.31 feet to an iron pin (old), a corner of said tract of land which belongs to Lynn M. McCraney, in the easterly boundary of a tract of land which belongs to Jerry Friedmann, having a deed reference in Deed Book 4434, page 176, RODCT;
thence with the boundary of said tract of land which belongs to Jerry Friedmann, as follows:
N 11° 22' 36" E, 52.95 feet to a fence post (old);
thence, N 71° 35' 12" W, 463.81 feet to a fence post (old), a corner of said tract of land which belongs to Jerry W. Friedmann;
thence with a new line, as follows:
N 21° 51' 47" E, 477.74 feet to an iron pin (new);
thence, S 87° 20' 35" E, 689.15 feet to an iron pin (new);
thence, N 19° 42' 32" E, 696.18 feet to an iron pin (new);
thence, N 81° 46' 50" E, 414.94 feet, to the point of beginning, containing 20.17 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 the same property conveyed to Fred E. Malone and wife, Nannie P. Malone by deed of record in Book 5951, page 271, Register's Office for Davidson County, Tennessee. The said Fred E. Malone having since died.