BILL GARRETT, Davidson County
Trans:T20100052425 DEEDQC
Recvd: 08/24/10 09:02 6 pgs
Fees:32.00 Taxes:0.00
20100824-0066769

This instrument prepared by
And Return To:
The Perry Firm
1896 General George Patton Dr.
Suite 400
Franklin, TN 37067

Map & Parcel: 169-00-0-146.00

This instrument being prepared from information provided by the grantor.
No search was completed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We **Janet Haselton,** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **John Hall Haselton, unmarried** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 0 Hester Beasley Road, Nashville, TN 37221

Witness my hand(s) this 3rd day of August, 2010

Janet Haselton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Virginia J. Connell, a Notary Public in and for said County and State, **Janet Haselton** 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 3rd day of August, 2010

Virginia J Connell
Notary Public

My Commission Expires: 03/10/2012

VIRGINIA J. CONNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2010.

Notary Public

My Commission Expires: 10-29-11

JON PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Send Tax Bills To &
Address of New Owner:
John Hall Haselton
508 Windcrest Court
Franklin, TN 37069

EXHIBIT "A"

JOHN HASELTON HEIRS
TRACT 1-B 25.44 ACRES

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN DAVIDSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY A 68 ACRE WILFRED HASELTON TRACT ON THE NORTH, W.E. STEPHENS AND W.E. STEPHENS IIIrd ON THE EAST, AND JOHN HASELTON TRACTS OF 25, 23, AND 20 ACRES ON THE SOUTH AND WEST, AND LYING OFF THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET ON THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, SAID PIN BEING LOCATED 25 ft. FROM THE CENTERLINE OF SAID ROAD, AND SAID PIN BEING THE NORTHWEST CORNER OF MYRTLE TAYLOR (REF. DEED BOOK 4920 PAGE 661, R.O.D.C.), AND AN INTERIOR CORNER OF WILFRED HASELTON'S 68 ACRE TRACT (REF. DEED BOOK 10044 PAGE 810, R.O.D.C.); THENCE LEAVING TAYLOR AND WITH WILFRED HASELTON'S LINE AND THE SOUTHEAST SIDE OF THE ROAD, S 52 deg. 53 min. 03 sec. W 6.31 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 13 deg. 13 min. 44 sec; radius = 233.369 ft.; arc = 53.88 ft.; chord = S 46 deg. 15 min. 54 sec. W 53.76 ft. TO AN IRON PIN SET, SAID PIN BEING A NORTHERN CORNER OF A 20 ACRE JOHN HASELTON TRACT; THENCE LEAVING THE ROAD AND RUNNING WITH THE COMMON LINE BETWEEN WILFRED HASELTON'S 68 ACRE TRACT AND JOHN HASELTON'S 20 ACRE TRACT, FOR THE FOLLOWING 4 CALLS: S 41 deg. 05 min. 25 sec. E 444.52 ft. TO AN IRON PIN SET; S 29 deg. 33 min. 06 sec. E 152.86 ft. TO AN IRON PIN SET AT AN 8 in. SWEET GUM NEAR A FENCE CORNER; S 53 deg. 32 min. 34 sec. E, RUNNING GENERALLY WITH THE FENCE, 414.48 ft. TO AN IRON PIN SET BEYOND THE FENCE AT A 10 in. MAPLE ON THE SOUTHEAST SIDE OF PRITCHARD BRANCH; AND S 76 deg. 11 min. 24 sec. E 141.47 ft. TO AN IRON PIN SET ON THE NORTH SIDE OF A WOODS ROAD, SAID PIN BEING THE NORTHWEST CORNER OF, AND TRUE POINT OF BEGINNING FOR, THE HEREIN-DESCRIBED 25 ACRE JOHN HASELTON TRACT;

THENCE LEAVING THIS TRUE POINT OF BEGINNING AND THE 20 ACRE JOHN HASELTON TRACT, AND CONTINUING WITH WILFRED HASELTON'S 68 ACRE TRACT FOR THE FOLLOWING 6 CALLS: S 76 deg. 11 min. 24 sec. E 100.00 ft. TO AN IRON PIN SET; S 89 deg. 45 min. 50 sec. E, PASSING A WITNESS IRON PIN SET AT 83.06 ft., IN ALL 176.42 ft. TO A POINT IN THE CENTER OF A POND; N 41 deg. 38 min. 27 sec. E 115.49 ft. TO AN IRON PIN SET NEAR A CREEK; N 54 deg. 49 min. 48 sec. E 408.93 ft. TO AN IRON PIN SET ON THE SOUTH SIDE OF THE CREEK; AND N 65 deg. 38 min. 10 sec. E 921.87 ft. TO AN IRON PIN SET APPROXIMATELY 40 ft. NORTH OF THE CREEK IN W.E. STEPHENS SR.'s WEST LINE (REF. DEED BOOK 1556 PAGE 71, R.O.D.C.), SAID PIN BEING LOCATED S 03 deg. 12 min. 06 sec. W 389.95 ft. FROM A REFERENCE IRON STAKE (STEPHENS' NORTHWEST CORNER);

THENCE LEAVING WILFRED HASELTON AND WITH THE WEST LINE FIRST OF STEPHENS, AND THEN OF W.E. STEPHENS IIIrd (REF. DEED BOOK 5177 PAGE 518, R.O.D.C.), S 03 deg. 12 min. 06 sec. W 1022.39 ft. TO AN IRON PIN SET IN THE NORTH LINE OF A SECOND 25 ACRE JOHN HASELTON TRACT, SAID PIN BEING LOCATED N 03 deg. 12

min. 06 sec. E 140.00 ft. FROM A REFERENCE IRON STAKE (STEPHENS IIIrd's SOUTHWEST CORNER); THENCE LEAVING STEPHENS IIIrd's WEST LINE, AND WITH THE NORTH LINE OF THIS SECOND JOHN HASELTON 25 ACRE TRACT, N 75 deg. 03 min. 19 sec. W, PASSING AN IRON PIN SET AT 520.00 ft., SAID PIN BEING THE COMMON CORNER BETWEEN JOHN HASELTON'S TRACTS OF 25 AND 23 ACRES, IN ALL 720.00 ft. TO AN IRON PIN SET IN THE NORTH LINE OF THE 23 ACRE TRACT;

THENCE WITH THE NORTHWEST LINE OF THE 23 ACRE TRACT, S 66 deg. 21 min. 17 sec. W 300.00 ft. TO AN IRON PIN SET; S 05 deg. 33 min. 09 sec. W 500.00 ft. TO AN IRON PIN SET; S 63 deg. 03 min. 56 sec. E 50.00 ft. TO AN IRON PIN LOCATED ON A HILLSIDE IN A WOODS ROAD; AND S 13 deg. 48 min. 27 sec. W 217.46 ft. TO AN IRON PIN ON THE EAST SIDE OF SAID WOODS ROAD, SAID PIN BEING AN INTERIOR CORNER OF JOHN HASELTON'S 20 ACRE TRACT; THENCE WITH THE NORTH LINE OF SAID 20 ACRE TRACT FOR THE FOLLOWING 3 CALLS: N 45 deg. 18 min. 31 sec. W 562.83 ft. TO AN IRON PIN SET; N 30 deg. 43 min. 27 sec. W 315.92 ft. TO AN IRON PIN SET; AND N 19 deg. 24 min. 22 sec. E 362.55 ft. TO THE TRUE POINT OF BEGINNING, CONTAINING 25.44 ACRES, MORE OR LESS, AND BEING PART OF DEED BOOK 10044 PAGE 815, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 1/18/96 AND REVISED 2/14/97 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.

INCLUDED WITH THE ABOVE-DESCRIBED TRACT (i.e. TRACT 1-B) IS A 50 ft. NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT LYING OFF THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, RUNNING FROM HESTER BEASLEY ROAD, PARTIALLY ALONG THE PROPERTY LINES SHARED IN COMMON WITH ROBERT KINDRAT AND WILFRED HASELTON, CROSSING TRACT 1-A OF THE UNRECORDED SURVEY OF THE WILFRED HASELTON AND JOHN HASELTON HEIRS DIVISION, TO END AT THE NORTHWEST SIDE OF TRACT 1-B OF SAID DIVISION, AND SERVING TRACT 1-B, WHICH EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P-K NAIL SET IN A PAVED DRIVEWAY ON THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, SAID NAIL BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE ROAD, SAID NAIL BEING LOCATED IN THE NORTH LINE OF ROBERT KINDRAT (REF. DEED BOOK 5248 PAGE 787, R.O.D.C.), AND SAID NAIL BEING LOCATED N 63 deg. 56 min. 38 sec. E 127.62 ft. FROM A REFERENCE IRON SPIKE IN THE ROAD (WHICH IS BURIED 6 in. BELOW THE PAVEMENT'S SURFACE); THENCE LEAVING KINDRAT AND WITH THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, N 50 deg. 01 min. 59 sec. E 124.52 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 10 deg. 03 min. 43 sec.; radius = 352.42 ft.; arc = 61.89 ft.; tangent = 31.02 ft.; chord = N 45 deg. 00 min. 09 sec. E 61.81 ft. TO AN IRON PIN SET; THENCE LEAVING THE ROAD, N 63

deg. 56 min. 38 sec. E 209.63 ft. TO AN IRON PIN SET; THENCE N 18 deg. 25 min. 26 sec. W 71.18 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 129 deg. 52 min. 01 sec.; radius = 92.82 ft.; arc = 210.39 ft.; tangent = 198.45 ft.; chord = N 38 deg. 26 min. 01 sec. E 168.15 ft. TO AN IRON PIN SET; THENCE S 76 deg. 37 min. 59 sec. E 44.43 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 23 deg. 05 min. 24 sec.; radius = 450.17 ft.; arc = 181.42 ft.; tangent = 91.96 ft.; chord = S 65 deg. 05 min. 16 sec. E 180.19 ft. TO AN IRON PIN SET, SAID PIN BEING AN INTERIOR CORNER IN THE SOUTHWEST LINE OF WILFRED HASELTON (REF. DEED BOOK 10044 PAGE 810, R.O.D.C.); THENCE WITH WILFRED HASELTON'S LINE FOR THE FOLLOWING 2 CALLS: S 53 deg. 32 min. 34 sec. E 414.48 ft. TO AN IRON PIN SET, AND S 76 deg. 11 min. 24 sec. E 141.47 ft. TO AN IRON PIN SET IN THE NORTHWEST LINE OF THE ABOVE-DESCRIBED TRACT 1-B; THENCE WITH THE WEST LINE OF SAID TRACT, S 19 deg. 24 min. 20 sec. W 50.24 ft. TO A POINT; THENCE LEAVING TRACT 1-B, N 76 deg. 11 min. 24 sec. W 146.58 ft. TO AN IRON PIN SET; THENCE N 53 deg. 32 min. 34 sec. W 424.49 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 23 deg. 05 min. 24 sec.; radius = 400.17 ft.; arc = 161.27 ft.; tangent = 81.74 ft.; chord = N 65 deg. 05 min. 16 sec. W 160.18 ft. TO AN IRON PIN SET; THENCE N 76 deg. 37 min. 59 sec. W 44.43 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 129 deg. 52 min. 01 sec.; radius = 42.82 ft.; arc = 97.06 ft.; tangent = 42.82 ft.; chord = S 38 deg. 26 min. 01 sec. W 77.58 ft. TO AN IRON PIN SET; THENCE S 26 deg. 30 min. 00 sec. E 120.94 ft. TO AN IRON PIN SET ON THE WEST BANK OF A DRAIN; THENCE LEAVING THE DRAIN, AND SUBSEQUENTLY RUNNING WITH THE NORTH LINE OF ROBERT KINDRAT, S 63 deg. 56 min. 38 sec. W 449.35 ft. TO THE POINT OF BEGINNING.

AND THE ABOVE-DESCRIBED TRACT (i.e. TRACT 1-B) IS ALSO SUBJECT TO A 50 ft. NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT WHICH RUNS NEAR ITS NORTH LINE, AND SERVES TRACTS 1-C AND 1-D OF THE UNRECORDED SURVEY OF THE WILFRED HASELTON AND JOHN HASELTON HEIRS DIVISION, WHICH EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P-K NAIL SET IN A PAVED DRIVEWAY ON THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, SAID NAIL BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE ROAD, SAID NAIL BEING LOCATED IN THE NORTH LINE OF ROBERT KINDRAT (REF. DEED BOOK 5248 PAGE 787, R.O.D.C.), AND SAID NAIL BEING LOCATED N 63 deg. 56 min. 38 sec. E 127.62 ft. FROM A REFERENCE IRON SPIKE IN THE ROAD (WHICH IS BURIED 6 in. BELOW THE PAVEMENT'S SURFACE); THENCE LEAVING KINDRAT AND WITH THE SOUTHEAST SIDE OF HESTER BEASLEY ROAD, N 50 deg. 01 min. 59 sec. E 124.52 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 10 deg. 03 min. 43 sec.; radius = 352.42 ft.; arc =

61.89 ft.; tangent = 31.02 ft.; chord = N 45 deg. 00 min. 09 sec. E 61.81 ft. TO AN IRON PIN SET; THENCE LEAVING THE ROAD, N 63 deg. 56 min. 38 sec. E 209.63 ft. TO AN IRON PIN SET; THENCE N 18 deg. 25 min. 26 sec. W 71.18 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 129 deg. 52 min. 01 sec.; radius = 92.82 ft.; arc = 210.39 ft.; tangent = 198.45 ft.; chord = N 38 deg. 26 min. 01 sec. E 168.15 ft. TO AN IRON PIN SET; THENCE S 76 deg. 37 min. 59 sec. E 44.43 ft. TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

delta = 23 deg. 05 min. 24 sec.; radius = 450.17 ft.; arc = 181.42 ft.; tangent = 91.96 ft.; chord = S 65 deg. 05 min. 16 sec. E 180.19 ft. TO AN IRON PIN SET, SAID PIN BEING AN INTERIOR CORNER IN THE SOUTHWEST LINE OF WILFRED HASELTON (REF. DEED BOOK 10044 PAGE 810, R.O.D.C.); THENCE WITH WILFRED HASELTON'S LINE FOR THE FOLLOWING 3 CALLS: S 53 deg. 32 min. 34 sec. E 414.48 ft. TO AN IRON PIN SET; S 76 deg. 11 min. 24 sec. E, TO AN IRON PIN SET AT 141.47 ft., SAID PIN BEING THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT 1-B, AND SAID PIN BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN-DESCRIBED EASEMENT;

THENCE LEAVING THIS TRUE POINT OF BEGINNING AND CONTINUING WITH WILFRED HASELTON'S LINE, S 76 deg. 11 min. 24 sec. E 100.00 ft. TO AN IRON PIN SET; THENCE S 89 deg. 45 min. 50 sec. E, PASSING A WITNESS IRON PIN SET AT 83.06 ft., IN ALL 125.23 ft. TO A POINT IN A POND;

THENCE LEAVING WILFRED HASELTON, S 61 deg. 11 min. 56 sec. E 185.85 ft. TO AN IRON PIN SET; THENCE S 48 deg. 45 min. 23 sec. E 113.73 ft. TO AN IRON PIN SET; THENCE S 37 deg. 51 min. 27 sec. E 80.91 ft. TO AN IRON PIN SET; THENCE S 71 deg. 42 min. 59 sec. E 20.24 ft. TO A POINT IN THE NORTHWEST LINE OF TRACT 1-C;

THENCE WITH THE NORTHWEST LINE OF SAID TRACT, S 66 deg. 21 min. 17 sec. W 46.74 ft. TO AN IRON PIN SET, AND S 05 deg. 33 min. 09 sec. W 19.24 ft. TO A POINT; THENCE LEAVING TRACT 1-C, N 71 deg. 42 min. 59 sec. W 4.92 ft. TO AN IRON PIN SET; THENCE N 37 deg. 51 min. 27 sec. W 91.36 ft. TO AN IRON PIN SET; THENCE N 48 deg. 45 min. 23 sec. W 104.24 ft. TO AN IRON PIN SET; THENCE N 61 deg. 11 min. 56 sec. W 166.67 ft. TO AN IRON PIN SET; THENCE N 89 deg. 45 min. 50 sec. W 118.78 ft. TO AN IRON PIN SET; THENCE N 76 deg. 11 min. 24 sec. W 110.85 ft. TO A POINT IN THE WEST LINE OF THE ABOVE-DESCRIBED TRACT 1-B; THENCE WITH THE WEST LINE OF SAID TRACT, N 19 deg. 24 min. 20 sec. E 50.24 ft. TO THE TRUE POINT OF BEGINNING.

Being the same property conveyed to John Hall Haselton and wife, Janet Haselton by Quitclaim Deed from Barbara U. Haselton dated April 2, 1999 and filed of record on April 5, 1999 in Book 11414, page 271, Register of Deeds for Davidson County, Tennessee.