BILL GARRETT, Davidson County
Trans:T20100057508 DEEDQC
Recvd: 09/13/10 15:48 8 pgs
Fees:42.00 Taxes:0.00
20100913-0072800

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Muriel Pinkerton 7121 Wayne's Lane Fairview, TN 37062	Same	Map: 154 Parcels: 3, 19 & 105

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $NONE

Dorothy Janelle Pinkerton
Affiant

TAMMY A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN to before me this 13 day of September, 2010.

Tammy A Green
Notary Public
My Commission Expires: 10-14-2013

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, DOROTHY JENELLE PINKERTON, pursuant to Tennessee Code Annotated § 66-1-110, by these presents do hereby quitclaim and convey unto my husband, ROBERT MURIEL PINKERTON, his heirs and assigns, all my right, title and interest in and to those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made for the purpose of terminating any and all interest that I may have in the real estate described hereinbelow, and specifically for the purpose of terminating my entireties or survivorship interest in said real estate as permitted by Tennessee Code Annotated §66-1-110.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13 day of September 2010.

Dorothy Janelle Pinkerton
DOROTHY JENELLE PINKERTON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Tammy A Green, a Notary Public of the State and County aforesaid, personally appeared DOROTHY JENELLE PINKERTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Fairview, Tennessee, this 13 day of September, 2010.

Tammy A Green
Notary Public

My Commission Expires:

10-14-2013

TAMMY A. GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

EXHIBIT A

Parcel 105

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land which was part of a larger tract located in the 9th, formerly the 14th Civil District of Davidson County, Tennessee.

Beginning at a steel pipe marker on the South boundary of Poplar Creek Road, said point being the common northwest corner of the John Bibb and Pinkerton tracts; thence southerly for a distance of 580 feet to a steel pipe marker; thence easterly for a distance of 400 feet to a steel pipe marker; thence northerly for a distance of 580 feet to a steel pipe marker on the southern border of Poplar Creek Road; thence with the Southerly boundary of Poplar Creek Road westerly for a distance of 400 feet to the point of beginning containing 5 acres, more or less.

Being the same property conveyed by Robert Taylor Pinkerton and wife, Grace Elizabeth Wright Pinkerton to Robert Muriel Pinkerton and wife, Dorothy Jenelle Pinkerton by deed of record in Deed Book 5790, page 681, Register's Office for Davidson County, Tennessee.

Parcels 3 & 19

TRACT A:

Land situated on Poplar Creek, in the 9th Civil District of Davidson County, Tennessee, to wit:

Beginning at a pile of stone on a ridge, it being the northwest corner of the old E.W. Greer tract of land; running thence with the line of said tract east 60 poles to a stone near the head a hollow, the northwest corner of the tract of land owned by Mrs. Priscilla E. King (now occupied by A.D. Sawyer); thence with her line south 1 ½ degrees east 172-4/5 poles to a stone, her corner; thence west 61 ½ poles to a beech, the southwest corner of the old E.W. Greer tract; thence north 15 degrees west 110 poles to a white oak stump; thence east 20 ½ poles to a stone in field; thence north 65 poles to the beginning; said tract containing 73 acres and 70 square poles, more or less.

TRACT B:

Land located in the 9th, formerly the 14th Civil District of Davidson County, Tennessee.

Beginning at a stake in North edge of field thence West 125 poles to a white walnut and elm in the head of a hollow Moran and W. N. Greer's corner; thence South 168 poles to a beechnut and W.F.C. Greer's line; thence North 15 degrees West 180 poles to the beginning and contains one hundred fifty-seven acres be the same more or less and is the lower or West end of land which belonged to the estate of Samuel Pinkerton on Poplar Creek in said County of Davidson in the 14th Civil District.

TRACT C:

Situated at a line on the waters of Poplar Creek and in the 9th Civil District of foresaid State and County.

Beginning at a stake in the road Elm and blackgum pointers on the West side of said road, Blackoak on the east side for pointer; thence South 44 ½ degrees West 44 poles stake hickory and ash pointers; thence South 25 ½ degrees east 85 poles to a stake McNuys corner; thence East 40 poles to a stake and pointers; thence East 38 poles to a stake in the road; thence North 15 degrees West 12 ¾ poles; thence North 16 degrees east 22 poles; thence North 5 degrees East 12 ½ poles; thence North 40 degrees West 12 poles; thence North 15 degrees West 23 poles; thence North 23 degrees West 23 ¾ poles to the beginning containing 30 acres more or less.

The following tracts of land (tracts D, E, F, G, H & I) which are part of the property described above, are specifically excluded from this conveyance.

TRACT D:

Being a tract of land shown on property map 154, assessor's office, and lying wholly within the 2nd Civil District of Davidson County, Tennessee, bounded in general by the Robert Taylor Pinkerton remainder on the north, John Bibb on the west, Joe Holder, Sr., on the south, and Neal Carter and Kerry Greer on the east, and lying off Pine Hill Road (an unrecorded public road which connects with Griffith Road), more particularly described as follows:

Commencing at an iron pin in the center of Pine Hill Road, said pin being a southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.) and the northeast corner of Neal Carter 2.47 acre tract (ref. Deed Book 4479, Page 973, R.O.D.C.); thence leaving said road and with the shared south line of Greer and north line of the indicated Carter tract North 78 deg. 54 min. and 44 sec. West, passing a witness iron pin at 50 feet; in all 615.06 feet to an iron pin; Greer's southwest corner and the northwest corner of said Carter tract; said pin being the true point of beginning for the herein described property; thence with Greer's west line North 28 deg. 21 min. 37 sec. East 85.00 feet to an iron pin in a fence, an interior corner of Greer and a southeast corner of Robert T. Pinkerton; thence leaving Greer and with a new line and the fence for the following 21 calls: North 86 deg. 10 min 36 sec. West 165.31 feet to an iron pin at the base of a 12" hickory; North 80 deg. 00 min. 32 sec. West 70.44 feet to an iron pin at the base of a 10" hickory; North 82 deg. 50 min. 11 sec. West 145.17 feet to an iron pin at the base of a 4" maple; South 84 deg. 32 min. 35 sec. West 57.70 feet to an iron pin at the base of an 8" sassafras; South 71 deg. 04 min. 02 sec. West 57.82 feet to an iron pin at the base of a 10" sassafras; South 87 deg. 40 min. 34 sec. West 90.87 feet to an iron pin at the base of a 4" maple; North 77 deg. 55 min. 16 sec. West 120.31 feet to an iron pin at the base of a 10" red oak; North 69 deg. 47 min. 27 sec. West 79.71 feet to an iron pin at the base of a 4" sassafras; North 81 deg. 47 min. 11 sec. West 111.26 feet to an iron pin at the base of a 16" sassafras; North 71 deg. 37 min. 39 sec. West 162.32 feet to an iron pin at the base of a 6" sassafras; North 65 deg. 34 min. 49 sec. West 254.35 feet to an iron pin; North 83 deg. 59 min. 52 sec. West 135.23 feet to an iron pin at the base of a 6" ash; South 87 deg. 50 min. 38 sec. West 52.91 feet to an iron pin at the base of a 4" sassafras; North 78 deg 05 min. 08 sec. West 76.25 feet to an iron pin at the base of an 8" sassafras; North 70 deg. 09 min. 07 sec. West 153.88 feet to an iron pin at the base of an 18" white oak; North 78 deg. 13 min. 34 sec. West 84.28 feet to an iron pin at the base of a 20" white oak; North 69 deg. 11 min. 41 sec. West 348.85 feet to an iron pin at the base of a 2" maple; North 51 deg. 43 min. 45 sec. West 159.98 feet to an iron pin at the base of an 8" maple; North 60 deg. 56 min. 31 sec. West 178.27 feet to an iron pin in the T.V.A. electric easement; North 56 deg. 44 min. 07 sec West 319.35 feet to an iron pin at the base of a 4" elm; North 43 deg. 34 min. 38 sec. West 66.20 feet to an iron pin at the base of an 18" black gum at a fence corner; thence crossing the fence North 70 deg. 43

min. 04 sec West 11.74 feet to an iron pin in John Bibb's east line; thence leaving Pinkerton and the fence, and with Bibb's east line South 19 deg. 16 min. 56 sec. West 315.43 feet to an existing iron pipe in a stone pile in Joe Holder, Sr.'s north line; thence leaving Bibb and with said Holder's north line South 68 deg. 32 min. 26 sec. East (recrossing the T.V.A. electric easement) 2751.60 feet to an iron pin; the southwest corner of the aforementioned 2.47 acre Neal Carter tract; thence leaving Holder and with the west line of said Carter tract North 28 deg. 21 min. 37 sec East 406.08 feet to the point of beginning, containing 15.981 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 6/24/87.

Being the same property conveyed from Robert Taylor Pinkerton to Neal W. Carter and wife, Ann R. Carter, by warranty deed of record in Deed Book 7292, Page 467, Register's Office for Davidson County, Tennessee.

TRACT E:

Land in the 9th Civil District of said County and State, described according to a survey made by Robert L. Sylar, dated April 20, 1968, as follows:

Beginning on the westerly margin of Griffith Road at the southeast corner of the John H. Greer property; thence with said Greer's southern boundary line, south 44 deg. 57 min. west 700.16 feet to the northeast corner of the Neal Carter property, of record in book 3674, page 310, Register's Office for said County; thence south 23 deg. 41 min. east 913.39 feet; thence north 85 deg. 45 min. east 393.99 feet; thence north 72 deg. 26 min. east 161.67 feet to the westerly margin of Griffith Road; thence with said Road; north 6 deg. 41 min. west 399.36 feet to the beginning of a curve; thence around said curve, northwesterly 825 feet, more or less, and continuing with the same, north 42 deg. 48 min. west 131.91 feet to the beginning, containing 17.59 acres, more or less.

Being the same property conveyed from Robert T. Pinkerton and wife, Grace Elizabeth Wright Pinkerton, to Ray B. Baucom and wife, Mary Jean Baucom, by installment warranty deed of record in book 4232, page 14, Register's Office for Davidson County, Tennessee.

TRACT F:

Beginning at a steel pipe marker on the South boundary of Poplar Creek Road, said point being the common northwest corner of the John Bibb and Pinkerton tracts; thence southerly for a distance of 580 feet to a steel pipe marker; thence easterly for a distance of 400 feet to a steel pipe marker; thence northerly for a distance of 580 feet to a steel pipe marker on the southern border of Poplar Creek Road; thence with the Southerly boundary of Poplar Creek Road westerly for a distance of 400 feet to the point of beginning containing 5 acres, more or less.

Being the same property conveyed by Robert Taylor Pinkerton and wife, Grace Elizabeth Wright Pinkerton to Robert Muriel Pinkerton and wife, Dorothy Jenelle Pinkerton by deed of record in Deed Book 5790, page 681, Register's Office for Davidson County, Tennessee.

TRACT G:

A tract of land in Davidson County, Tennessee, being a portion of the R.T. and Grace Elizabeth Pinkerton Tract. Said tract lies wholly within the Ninth Civil District of said County and is bounded in the general by Farris on the North, Sawyer on the East, Poplar Creek Road on the South, and Pinkerton on the West, and being described according to a survey of Billy Carl Tomlin, Surveyor, dated February 1, 1977, as follows:

Beginning at a spike in the center line of Poplar Creek Road said point being Sawyer's southwest corner, thence with the center line of Poplar Creek Road S. 68 deg. W. 225 feet to a spike, thence with three new lines N. 17 deg. 45 min. W. 600 feet to a stake, N. 13 deg. W. 323 feet to a marked tree, and N. 0 deg. 45 min. W. 455 feet to a stake in Farris' south line, thence with Farris with the following two calls S. 88 deg. 30 min. E. 267 feet to a post and S. 77 deg. 30 min. E. 264 feet, thence with Sawyer's west fence line S. 2 deg. 30 min. W. 1192 feet to the point of beginning, containing 12.1 acres more or less.

Being a part of the property conveyed by R. T. Pinkerton and wife, Grace Elizabeth Pinkerton, to Gary Bennett Pinkerton and wife, Sharon L. Pinkerton, by quitclaim deed of record in Book 5116, page 815, Register's Office for Davidson County, Tennessee.

TRACT H: (Map 154, Parcel 23):

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to R. T. Pinkerton and wife, Grace E. Pinkerton by instruments of record in book 9572, page 368, R.O.D.C. and book 9572, page 370, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Poplar Creek Road, said point being the northwesterly corner of a 5.01 acre parcel of land conveyed to Donald B. Shotwell by deed of record in book ____, page ____, R.O.D.C., and the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way with the westerly line of Donald B. Shotwell S 16°34'30" E, 517.90 feet, crossing Poplar Creek, to an iron rod,

THENCE, continuing S 39°50'30" E, 251.38 feet to an iron rod,

THENCE, leaving said line with the westerly line of property conveyed to Charles N. Sturdivant and wife, Deborah Sturdivant, by deed of record in book 6758, page 448, R.O.D.C., S 15°52'15" W, 486.27 feet to an iron pin, said pin being located on the easterly side of a wire fence,

THENCE, leaving said line with the westerly line of property conveyed to Neal W. Carter by deed of record in book 8063, page 381, R.O.D.C. S 16°08'30" W, 249.90 feet to an iron pin, said pin being located near an old fence corner,

THENCE, continuing with the northerly line of said Carter property N 70°46'10" W, 379.70 feet along a wire fence to an iron pin,

THENCE leaving said line with the northerly line of property conveyed to Russell To. Cook and wife Shannon H. Cook by deed of record in book 10688, page 102, R.O.D.C. N 71°38'48" W, 620.45 feet to an iron pin, said pin being located on the southerly side of a small branch in the hollow,

THENCE, leaving said northerly line with a new line and severing the lands of the aforementioned R.T. Pinkerton property N 7°00'22" E, 120.37 feet to an iron rod, said rod being located on the westerly side of a 4" Beech,

THENCE, continuing N 3°32'00" E, 258.16 feet to a 24" Elm,

THENCE, N 25°51'20" W, 171.29 feet to an iron road, said rod being located on the northerly side of an 8" Beech,

THENCE, N16°08'17" W, 189.04 feet to an iron rod, said rod being located on the northerly side of a 12" Elm,

THENCE, N 16°37'14" W, 58.09 feet to an iron rod, said rod being located on the southerly side of a wood fence post,

THENCE, N 0°11'23" E, 196.39 feet along a wire fence to an iron pipe, said pipe being located on the easterly side of a 12" Hackberry,

THENCE, N 20°38'50" E, 53.56 feet, again crossing Poplar Creek, to an iron rod located in the southerly right-of-way line of Poplar Creek Road,

THENCE, leaving said easterly line with the southerly right-of-way line of Poplar Creek Road and a curve to the left 251.38 feet, with a curve having a central angle of 20°03'37", a radius of 717.98 feet and a chord of S 84°42'27" E, 250.095 feet to an iron rod,

THENCE, continuing with a curve compounding to the left 159.85 feet said curve having a central angle of 2°39'48", a radius of 3438.57 feet, and a chord of N 84°15'24" E, 159.83 feet to a point,

THENCE, N 82°54'27" E, 154.66 feet to a point,

THENCE, N 82°24'59" E, 376.55 feet to an existing iron rod and the point of beginning.

Containing 1,224,797 square feet or 28.576 acres, the same more or less.

Being the same property conveyed by Grace Elizabeth Pinkerton, an unmarried person, to David K. Kidd, a married person, William C. Johnson, a married person, and Be. Keith Perryman, a married person by warranty deed of record as Instrument Number 200005100047380, Register's Office for Davidson County, Tennessee.

Tract I (Map and Parcel: 15400000400)

Being a Parcel of property located in the 35th Councilmatic District of Davidson County Tennessee, being more particularly described as followed:

BEGINNING at an Iron Rod (old) in the North right-of-way of Poplar Creek Road (50' R.O.W.), said Iron Rod being 575' east of the intersection of the TVA Transmission line over Poplar Creek Road, said Iron Rod also being the easternmost point of a tract of the Robert Taylor Pinkerton and wife, Grace Elizabeth Pinkerton Property as of record in Deed Book 9572, Page 370;

THENCE, leaving said right-of-way, following said Pinkerton North 11 degrees 31 minutes 37 seconds west for a distance of 718.66 feet to a set stone (found) by a metal fence post in the southern boundary of the Nashville Biltmore, L.P. as of record in Instrument Number 200050527-0059794;

THENCE, leaving said Pinkerton, following said Nashville Biltmore, L.P. South 85 degrees 08 minutes 41 seconds East for a distance of 348.10 feet to an Iron Road (old); North 07 degrees 51 minutes 26 seconds East for a distance of 1066.81 feet to an Iron Road (old); South 84 degrees 57 minutes 38 seconds East for a distance of 464.42 feet to an Iron Road (new), said point being the Northwest corner of the Sherry L. Jolly et vir Richard A. Jolly property as of record in instrument number 20030916-0135630;

THENCE, leaving said Nashville Biltmore L.P., following said Jolly South 00 degrees 08 minutes 56 seconds West for a distance of 449.01 feet to an Iron Rod (new); South 12 degrees 06 minutes 04 seconds East for a distance of 323.00 feet to an Iron Rod (new); South 16 degrees 51 minutes 04 seconds East for a distance of 574.95 feet to an Iron Rod (new) in the northern right-of-way of said Poplar Creek Road;

THENCE, leaving said Jolly, following said right-of-way South 69 degrees 25 minutes 58 seconds West for a distance of 961.54 feet to an Iron Rod (new); THENCE, with a curve to the right, said curve having an arc length of 149.79 feet, a radius of 725.00 feet, and a chord of South 75 degrees 21 minutes 06 seconds West for a distance of 149.52 feet to the point of beginning;

Containing 1,147,310 s.f. or 26.34 Acres+/-, according to a boundary survey prepared by Monroe T. Elliott, dated January 14, 2010;

Being a portion of the property conveyed to Robert Taylor Pinkerton and wife, Grace Elizabeth Pinkerton as of record in Deed Book 9572, page 370, Register's Office, Davidson County, Tennessee and the property conveyed to Gary Bennett Pinkerton et ux, as of record as Instrument Number 201004070026269, Register's Office, Davidson County, Tennessee.

Tracts A, B and C, as excluded by the property described in Tracts D, E, F, G, H and I, being the same property conveyed to Robert Muriel Pinkerton and Dorothy Jenelle Pinkerton, as tenants by the entireties, by Special Warranty Deed from The Estate of Grace Elizabeth Wright Pinkerton, Robert Muriel Pinkerton, Executor, and The Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton, Robert Muriel Pinkerton, Trustee, of record as Instrument Number 20100407-0026270, Register's Office, Davidson County, Tennessee.