BILL GARRETT, Davidson County
Trans:T20100065787 DEEDQC
Recvd: 10/18/10 10:56 3 pgs
Fees:22.00 Taxes:0.00
20101018-0083168

Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Address New Owners as Follows:
Edward D. Roberts
Barbara T. Roberts
7916 Old Harding Road
Nashville, TN 37122-3909

Send Tax Bills To:
New Owner

Map-Parcel:
Part of
Map 169 Parcel 10.00

STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to add Edward D. Roberts, to the title and to establish a tenancy, **Barbara Thompson Roberts,** Grantor, does hereby quitclaim and convey her interest unto **Russell J. McCann, Trustee**, Grantee, his successors and/or assigns the following real property:

Tract I:
Land in Davidson County, Tennessee being described as follows:
The Westerly portion of Tract No. 2 on the unrecorded survey and plat made by C.E. Greek, III, on July 23, 1975, and revised on April 23, 1976, and earlier dates, beginning at a point, being the Southwesterly corner on the portion of said Tract No. 2 conveyed by separate deed this date to Mary Elizabeth Smith, being a point in the Northerly margin of Old Harding Road N84 degrees 34' W 190' from a post in the margin of Old Harding Road and State Route 100; thence N 84 degrees 34' W 234.47' to a point in the Northerly margin of Old Harding Road; thence with the line dividing the said land from the land of the Phillip Brown estate, N 52 degrees 25' W 432.95' to a point; thence N2 degrees 10' W 550.94' to a tree; thence with the line dividing said lands from the lands of Patrick Slate N 7 degrees 23' E 1194.68' to a point in the line dividing the said lands from the lands of Patrick Slate; thence for two calls along the Westerly margin of that portion of Tract No. 2 conveyed this date to Mary Elizabeth Smith S 22 degrees 16' E 1264.12' to a point; thence S 2 degrees 23' W 852.54' to the point of beginning: containing 19.0 acres, more or less.

Tract II:
Land in Davidson County, Tennessee and bound in general by Maddux, Harpeth Valley Utilities District and Smith on the North, Smith on the East, Old Harding Road on the South and Lewis Road on the West, and more particularly described by a survey of C.K. McLemore dated September-October, 1983, as follows:

Beginning at an iron pin in the Northerly margin of Old Harding Road at the Southwest corner of Walter Smith as described in Book 5042, page 569, Register's Office for Davidson County, Tennessee, thence with the following three calls along the Northern margin of Old Harding Road; North 84 degrees 07 minutes West 500.0 feet; North 85 degrees 18 minutes West 145.0 feet and North 71 degrees 07 minutes West 37.0 feet to the East margin of Lewis Road, thence with said margin, North 39 degrees 17 minutes West 56.4 feet to an iron post, the Southwest corner of Maddux, thence with his Southern line, South 76 degrees 37 minutes East 85.13 feet to an iron post, thence North 58 degrees 37 minutes East with Maddux's and Harpeth Utilities District, 354.75 feet to the Smith's West line, thence with his West line, South 49 degrees 02 minutes East 432.95 feet to the point of beginning and containing 1.98 acres, more or less.

Included in the above description, but excluded from the conservation easement is the residence fronting Old Harding Pike, having the street address of 7916 Old Harding Pike, and its surrounding acreage described as follows:

Being a tract of land as shown on Property Map 169 Parcel 10, Assessor's Office and lying wholly within the 35TH Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee. Bounded in general by Old Harding Pike on the South; Juliette Mungovan Remainder on the West and North; Mary Elizabeth Smith on the east, more particularly described as follows: Beginning at an existing iron pin and cap "Delle" on the North side of Old Harding Pike in the west line of Mary Elizabeth Smith (Ref. Deed Book 5042 Page 360 R.O.D.C.) thence with Smith's East line S03°34'25"W 28.05' to an iron pin set in an abandoned road; thence with said abandoned road N86°16'30"W 23.50' to an iron pin set on the north side of Old Harding Pike (30' from the center); thence leaving Smith and with the north side of Old Harding Pike with a curve to the left having the following characteristics:

Delta=34°26'34"; Radius=171.13'; Arc=102.87'; Tangent=53.04'; Chord=N69°03'12"W 101.33' to an iron pin set; thence N86°16'30"W 178.86' to an iron pin set at a cross fence; thence leaving Old Harding Pike and with three new lines N06°24'13"E 360.82' to a wood fence corner post; thence N05°27'07"E 184.06' to an iron pin set on the north side of a small drain and creek; thence along the north side of said creek S79°44'56"E 277.10' to an iron pin set in the west line of the aforementioned Mary Elizabeth Smith; thence with Smith's west line S03°34'25"W re crossing the small creek at 20' and passing an iron pin set at 300.49' in all 514.86' to the Point of Beginning, containing 3.15 acres, more or less, and being a portion of Charlie G. Mungovan and Juliette Thompson-Mungovan property as described in Deed Book 9533 Page 145 Register's Office for Davidson County, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated October 16, 2009.

Being the same property conveyed to Barbara Thompson Roberts, by Executrix's Deed, from the Estate of Juliette Marie Mungovan, dated December 28, 2009, of record in Instrument No. 20091231-0118808, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11th day of October, 2010.

Barbara T. Roberts

Barbara Thompson Roberts

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Edward D. Roberts and Barbara T. Roberts, Tenants in Common,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 11th day of October, 2010.

Russell J. McCann, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Thompson Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2010.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell J. McCann, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2010.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2010.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.