BILL GARRETT, Davidson County
Trans:T20100067044 DEEDQC
Recvd: 10/22/10 08:12 3 pgs
Fees:17.00 Taxes:0.00
20101022-0084596

Prepared by Jeff Farris
7101 Executive Center Dr., Suite 151
Brentwood, Tennessee 37027
from information provided by the parties
without the benefit of a title examination.
The preparer makes no warranties
as to the status of the title.

QUITCLAIM DEED

Name and Address of New Owner:
Kevin R. Hooper
4486 Cleeces Ferry Road
Nashville, TN 37218

Map and Parcel Number:
Part of 07800000900
Send Tax Bills To:
New Owner

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roy Hill Hooper and Jean R. Hooper, Trustees of the Hooper Joint Revocable Living Trust Agreement Dated September 23, 2002,** hereby quitclaim unto **Kevin R. Hooper and wife, Teri Ann Hooper,** their heirs and assigns, all our right, title and interest in and to the real property situated in Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Tract 1 as described in Instrument 20061120-0143519 in the center of Cleeces Ferry Road, said point also being the southeast corner of the George B. West property of record in Instrument 20090817-0077183, Register's Office for Davidson County, Tennessee; thence, north 74° 57' 40" west 25 feet, more or less, to an iron pin found in the westerly margin of Cleeces Ferry Road, said point being the northeast corner of the property herein described, and also being the point of beginning:

Thence, with the westerly margin of said road, S 02° 55' 00" east, 320.44 feet to an iron pin set; thence, leaving the westerly margin of said road and with a new line the following calls, N 88° 58' 03" west, 570.00 feet to an iron pin set; thence, N 02° 55' 00" west, 465.46 feet to an iron pin set in the southerly line of the George B. West property of record in Instrument 20090817-0077183; thence, with the southerly line of George B. West, S 74° 57' 40" east, 597.76 feet to the point of beginning and containing 5.129 acres, more or less, according to a survey dated September 21, 2010, by Murray Wall, TN R.L.S #1623, Murray Wall & Company, P.C.,1923 Green Hills Boulevard, Franklin, Tennessee 37067.

EASEMENT

Included in this conveyance is a perpetual and permanent easement across and upon Grantor's land for the purpose of installation, maintenance, access, and repair of utilities, including a septic system, which easement is described as follows:

Beginning at the southwest corner of the property described above; thence, with the westerly line of said property N 02° 55' 00" west, 65.90 feet to the point of beginning:

Thence, S 77° 01' 49" west, 189.20 feet to a point; thence, S 10° 46' 02" east, 40.03 feet; thence, S 79° 13' 58" west, 358.64 feet to a point; thence, N 01° 09' 40" west, 516.06 feet to a point; thence, S 37° 00' 14" east, 368.27 feet to a point; thence, N 79° 13' 58" east, 109.71 feet to a point; thence, S 10° 46' 02" east 118.45 feet to a point; thence, N 77° 01' 49" east 191.97 feet to a point; thence, S 02° 55' 00" east 20.30 feet to the point of beginning.

Being part of the same property conveyed to Roy Hill Hooper and Jean R. Hooper, Trustees of the Hooper Joint Revocable Trust Agreement dated September 23, 2002, with full power to sell, mortgage, or convey without the joinder of any beneficiary, by quitclaim deed from Roy H. Hooper, of record in Instrument 20061120-0143519, and by deed to Roy H. Hooper from Addie Mai Hooper of record in Book 4601, Page 433, Register's Office for Davidson County, Tennessee.

This is unimproved property currently known as 4481 Cleeces Ferry Road, Nashville, TN 37218. Said property shall have a new street address upon the assignment of a map and parcel number.

Neither the Easement nor any interest therein shall hereafter be sold, assigned, sublet, transferred or otherwise conveyed without the express written consent of the Grantor herein. The Grantee herein, and the Grantee's respective successors-in-title and assigns, shall be wholly responsible for the upkeep, maintenance, and repair of said Easement and hereby covenants and agrees that said Easement shall be maintained in good condition and repair.

This instrument, and the provisions and requirements herein contained, shall run with the land and be binding upon, and inure to the benefit of the parties hereto, and their respective successors-in-title and assigns. By acceptance of a deed or acquisition by any other means of title to any land affected hereby, each subsequent owner shall be bound and subject to the provisions hereof, and covenants and agrees to perform all the obligations set forth herein.

In witness whereof, we have hereunto set our hands this 17th day of October 2010.

Roy Hill Hooper

Roy Hill Hooper, Trustee of the
Hooper Joint Revocable Living
Trust U/A/D September 23, 2010

Jean R. Hooper

Jean R. Hooper, Trustee of the
Hooper Joint Revocable Living
Trust U/A/D September 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of October 2010, before me personally appeared Roy Hill Hooper, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of October 2010.

Notary Public

My Commission Expires July 8, 2013

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of October 2010, before me personally appeared Jean R. Hooper, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of October 2010.

Notary Public

My Commission Expires July 8, 2013

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 17th day of October 2010.

Notary Public

My Commission Expires July 8, 2013
My Commission Expires: