BILL GARRETT, Davidson County
Trans:T20110001149 DEEDQC
Recvd: 01/05/11 14:14 5 pgs
Fees:27.00 Taxes:0.00
20110105-0001557

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Steven D. Hawkins
6670 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel No.
P/O Map 114 Parcel 025.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ira Vaughn Hawkins and wife, Vickie A. Hawkins**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Steven D. Hawkins and wife, Diana R. Hawkins,** ("Grantees"), a One-Third (1/3) undivided interest as Tenant in Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County formally surveyed by Jesse Walker, TENN RLS, PE #1486 Jesse Walker Engineering on December 17, 2010 and more particularly described as follows:

BEGINNING at an iron pin in the center of Gower Road, said point being the northwest corner of the property herein described, and said point being in the south line of the remainder of parcel 93.00, belonging to Hawkins as shown on Map 101-00 as evidenced in Deed Book 9557, Page 84 in the (RODCT), thence:

1) With the south line of parcel 93.00, South 62 degrees 26 minutes 44 seconds East a distance of 138.17 feet to an iron pin, said iron pin being an interior corner of the property herein described, and said iron pin being the southeast corner of the remainder of parcel 93.00, thence:
2) Leaving the south line of parcel 93.00 and severing parcel 93.00, following the east line of the remainder of parcel 93.00, North 27 degrees 33 minutes 16 seconds East a distance of 318.35 feet to an iron pin, said iron pin being an interior corner of the property herein described, thence:
3) Continuing to sever parcel 93.00, following the west line of the property herein described, North 63 degrees 47 minutes 58 seconds East a distance of 285.74 feet to an iron pin, said iron pin being the northeast corner of the remainder of parcel 93.00, and said iron pin being in the south line of parcel 94.00, belonging to Centenary Methodist Church as shown on Map 101-00 as evidenced in Deed Book 576, Page 437 in the Register's office for Davidson County, Tennessee (RODCT), and said iron pin being a northwest corner of the property herein described, thence:
4) Continuing with the south line of parcel 94.00, South 82 degrees 56 minutes 04 seconds East a distance of 104.32 feet to an iron pin, said iron pin being the southeast corner of the parcel 94.00, and said iron pin being the southwest corner of parcel 167.00, belonging to Stansel as shown on

Map 101-00 as evidenced in Instrument 20100518-0038288 in the Register's office for Davidson County, Tennessee (RODCT), thence:

5) Continuing with the south line of parcel 167.00, South 80 degrees 52 minutes 20 seconds East a distance of 190.89 feet to an iron pin, said iron pin being the northeast corner of parcel 93.00, and said iron pin being a northwesterly corner of parcel 25.00, thence:
6) Continuing with the south line of parcel 167.00 and with the north line of parcel 25.00, South 80 degrees 52 minutes 20 seconds East a distance of 122.99 feet to an iron pin, said iron pin being the northwest corner of parcel 181.00, belonging to Steven D. Hawkins, ETUX as shown on Map 101-00 as evidenced in Deed Book 7589, Page 653 in the Register's office for Davidson County, Tennessee (RODCT), thence:
7) Continuing with the west line of parcel 181.00, South 54 degrees 02 minutes 47 seconds West a distance of 578.83 feet to an iron pin, said iron pin being the southwest corner of parcel 181.00, thence:
8) Continuing with the south line of parcel 181.00, South 46 degrees 42 minutes 11 seconds East a distance of 361.85 feet to an iron pin, said iron pin being the southeast corner of parcel 181.00, thence:
9) Continuing with the east line of parcel 181.00, North 61 degrees 45 minutes 14 seconds East a distance of 291.78 feet to an iron pin, thence:
10) Continuing with the east line of parcel 181.00, North 38 degrees 16 minutes 23 seconds East a distance of 435.16 feet to an iron pin, said iron pin being the northeast corner of parcel 181.00, and said iron pin being in the south right-of-way of River Road Pike, and said iron pin being a northwest corner of the property herein described, thence:
11) Continuing with the south right-of-way of River Road Pike, South 34 degrees 15 minutes 44 seconds East a distance of 345.68 feet to an iron pin, said iron pin being the northeast corner of parcel herein described, and said iron pin being the northwest corner of parcel 27.00, belonging to Joyce E. Walker as shown on Map 114-00 as evidenced in Deed Book 7870, Page 967 in the Register's office for Davidson County, Tennessee (RODCT), thence:
12) Instrument 20010807-0084728 in the Register's office for Davidson County, Tennessee (RODCT), and said iron pin being the southeast corner of the property herein described, and said iron pin being the northeast corner of parcel 26.00, belonging to Stinson as shown on Map 114-00 as evidenced in Deed Book 5695, Page 121 in the Register's office for Davidson County, Tennessee (RODCT), thence:
13) Continuing with the north line of parcel 26.00, South 81 degrees 31 minutes 49 seconds West a distance of 415.00 feet to an iron pin, said iron pin being the northwest corner of parcel 26.00, thence:
14) Continuing with the east line of a new 5 acre tract and severing parcel 25.00, North 09 degrees 40 minutes 00 seconds West a distance of 226.41 feet to an iron pin, thence:
15) Continuing to sever parcel 25, and with the south line of the property herein described, North 80 degrees 20 minutes 00 seconds West a distance of 370.16 feet to an iron pin, said point being the northwest corner of the new 5 acre tract, thence:
16) Continuing to sever parcel 25.00, following the east line of the property herein described, South 09 degrees 40 minutes 00 seconds West a distance of 586.53 feet to an iron pin, said iron pin being the southwest corner of the new 5 acre tract, and said iron pin being in the north right-of-way of Old Charlotte Pike, and said pin being in a curve to the left, thence:

17) Continuing with the north right-of-way of Old Charlotte Pike, with a curve to the left, (said curve having a delta angle of 04 degrees 10 minutes 47 seconds and said curve having a chord direction of North 84 degrees 38 minutes 42 seconds West, and said curve having a chord distance of 55.43 feet, and said curve having a radius of 760.00 feet) an arc length of 55.44 feet to an iron pin, said iron pin being a southwest corner of the property herein described, and said iron pin being the southeast corner of parcel 25.01, belonging to Hawkins as shown on Map 114-00 as evidenced in Deed Book 3643, Page 561 in the Register's office for Davidson County, Tennessee (RODCT), thence:
18) Leaving the north right-of-way of Old Charlotte Pike and with the east line of parcel 25.01, North 09 degrees 59 minutes 57 seconds East a distance of 144.81 feet to an iron pin, said iron pin being the northeast corner of parcel 25.01, thence:
19) Continuing with the north line of parcel 25.01, North 82 degrees 52 minutes 21 seconds West a distance of 320.00 feet to an iron pin, said point being the northwest corner of parcel 25.01, said iron pin being in the east line of parcel 24.00, belonging to Elam as shown on Map 114-00 as evidenced in Deed Book10381, Page 163 in the Register's office for Davidson County, Tennessee (RODCT), thence:
20) Continuing with the east line of parcel 24.00, North 23 degrees 44 minutes 01 seconds West a distance of 174.29 feet to an iron pin, thence:
21) Continuing with the east line of parcel 24.00, North 13 degrees 44 minutes 01 seconds West a distance of 126.50 feet to an iron pin, said iron pin being the northeast corner of parcel 24.00, thence:
22) Continuing with the north line of parcel 24.00, South 79 degrees 15 minutes 59 seconds West a distance of 93.00 feet to an iron pin, said iron pin being the northwest corner of parcel 24.00, and said iron pin being the northeast corner of parcel 253.00, belonging to Elam as shown on Map 114-00 as evidenced in Deed Book 10381, Page 163 in the Register's office for Davidson County, Tennessee (RODCT), thence:
23) Continuing with the north line of parcel 253.00, North 84 degrees 25 minutes 46 seconds West a distance of 147.00 feet to a point in the center of Gower Road, said point being the northwest corner of parcel 253.00, thence:
24) With the center of Gower Road, North 08 degrees 35 minutes 57 seconds East a distance of 732.31 feet to a point in the center of Gower Road, said point being the northwest corner of parcel 25.00, and said point being the BEGINNING, containing 30.087 acres or 1310578 square feet more or less, according to a survey by Jesse E. Walker, RLS dated December 17, 2010.

EXCLUDED FROM THIS CONVEYANCE BUT INCLUDED IN THIS DESCRIPTION IS THE FOLLOWING:

BEGINNING at an iron pin in the north right-of-way of Old Charlotte Pike, said point being the southeast corner of the property herein described, and said iron pin being in the west line of parcel 26.00, belonging to Stinson as shown on Map 114-00 as evidenced in Deed Book 5695, Page 121 in the Register's Office for Davidson County, Tennessee (RODCT), thence:

1) With the north right-of-way of Old Charlotte Pike, North 79 degrees 23 minutes 00 seconds West a distance of 328.15 feet to an iron pin, said point being the beginning of a curve to the left, thence:
2) Continuing with the north right-of-way of Old Charlotte Pike, with a curve to the left, (said curve having a delta angle of 03 degrees 10 minutes 18 seconds and said curve having a chord direction of

North 80 degrees 58 minutes 09 seconds West, and said curve having a chord distance of 42.07 feet, and said curve having a radius of 760.00 feet) an arc length of 42.07 feet to an iron pin, said iron pin being the southwest corner of the property herein described, thence:

3) Leaving the north right-of-way of Old Charlotte Pike and severing parcel 25.00, following the west line of the property herein described, North 09 degrees 40 minutes 00 seconds East a distance of 586.53 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence:
4) Continuing to sever parcel 25, and with the north line of the property herein described, South 80 degrees 20 minutes 00 seconds East a distance of 370.16 feet to an iron pin, said point being the northeast corner of the property herein described, thence:
5) Continuing to sever parcel 25.00, and with the east line of the property herein described, South 09 degrees 40 minutes 00 seconds West passing the northwest corner of parcel 26.00 at 226.40 feet a total distance of 591.50 feet to an iron pin, said point being the southeast corner of the property herein described, and said point being the BEGINNING, containing 5.0007 acres or 217832 square feet more or less, according to a survey by Jesse E. Walker, RLS dated December 17, 2010.

Being part of the same property conveyed to **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** by Quitclaim Deed dated December 27, 1994 from **Steven D. Hawkins and wife, Diana R. Hawkins**, of record in Book 9557, Page 84, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to **Vaughn Hawkins and wife, Vickie Hawkins** by deed of record in Book 3643, Page 561, Register's Office for Davidson County, Tennessee.

* **Ira Vaughn Hawkins** and **Vaughn Hawkins** are one and the same person.
* **Vickie A. Hawkins** and **Vickie Hawkins** are one and the same person.

This conveyance is subject to any easements of record.

This is improved property known as **Gower Road**.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 31st day of December, 2010.

Ira Vaughn Hawkins

Vickie A. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ira Vaughn Hawkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2010.

Notary Public

My Commission Expires:
Sep. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Vickie A. Hawkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2010.

Notary Public

My Commission Expires:
Sep. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 31st day of December, 2010.

Notary Public

My Commission Expires:
Sep. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013