BILL GARRETT, Davidson County
Trans:T20110001149 DEEDQC
Recvd: 01/05/11 14:14 4 pgs
Fees:22.00 Taxes:0.00
20110105-0001558

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:	Send Tax Bills To:	Map and Parcel No.
Gary A. Hawkins	Same	P/O Map 114 Parcel 025.00
6827 Gower Road		P/O Map 101 Parcel 93.00
Nashville, TN 37209		

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 **Gary A. Hawkins and wife, Rebecca Hawkins,** ("Grantees"), a Fifty Percent (50%) 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:

Tract 1:

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.

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

BEGINNING at an iron pin in the north right-of-way of Old Charlotte Pike, said point being the northeast 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 west line of Stinson, South 09 degrees 40 minutes 00 seconds West a distance of 30.00 feet to a point in the center of Old Charlotte Pike, said point being the southeast corner of the property herein described, thence:
2) With the center of Old Charlotte Pike, North 79 degrees 23 minutes 00 seconds West a distance of 328.64 feet to an iron pin, said point being the beginning of a curve to the left, thence:
3) Continuing with the center of Old Charlotte Pike, with a curve to the left, (said curve having a delta angle of 03 degrees 15 minutes 47 seconds and said curve having a chord direction of North 81 degrees 00 minutes 54 seconds West, and said curve having a chord distance of 41.57 feet, and said curve having a radius of 730.00 feet) an arc length of 41.58 feet to a point in the center of Old Charlotte Pike, thence:
4) Leaving the center of Old Charlotte Pike and severing parcel 25, following the west line of the property herein described, North 09 degrees 40 minutes 00 seconds East a distance of 30.02 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being in the north right-of-way of Old Charlotte Pike, thence:
5) continuing to sever parcel 25, and with the north right-of-way of Old Charlotte Pike, with a curve to the right, (said curve having a delta angle of 03 degrees 10 minutes 18 seconds and said curve having a chord direction of South 80 degrees 58 minutes 09 seconds East, 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, thence:
6) With the north right-of-way of Old Charlotte Pike, South 79 degrees 23 minutes 00 seconds East a distance of 328.15 feet to an iron pin, said point being the BEGINNING, containing 0.25495 acres or 11106 square feet more or less, according to a survey by Jesse E. Walker, RLS dated December 17, 2010.

Tract 2:

BEGINNING at an iron pin in the east right-of-way of Gower Road, said point being the northwest corner of the property herein described, 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), thence:

1) With the south line of parcel 94.00, South 82 degrees 56 minutes 04 seconds East a distance of 499.23 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence:
2) Leaving the south line of parcel 94.00 and severing parcel 93.00, following the east line of the property herein described, South 63 degrees 47 minutes 58 seconds West a distance of 285.73 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 east line of the property herein described, South 27 degrees 33 minutes 16 seconds West a distance of 318.35 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being in the south line of parcel 93.00, and said iron pin being in the north line of parcel 25.00, belonging to Hawkins as shown on Map 114-00 as evidenced in Deed Book 9557, Page 84 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
4) Continuing with the south line of parcel 93.00, North 62 degrees 26 minutes 44 seconds West a distance of 111.59 feet to an iron pin, said iron pin being the southwest corner of the property herein described, said iron pin being in the east right-of-way of Gower Road, thence:
5) Continuing with the east right-of-way of Gower Road, North 07 degrees 40 minutes 52 seconds East a distance of 70.83 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence:
6) Continuing with the east right-of-way of Gower Road with a curve to the left, (said curve having a delta angle of 12 degrees 42 minutes 11 seconds and said curve having a chord direction of North 01 degrees 19 minutes 46 seconds East, and said curve having a chord distance of 254.45 feet, and said curve having a radius of 1150.00 feet) an arc length of 254.97 feet to an iron pin, thence:
7) Continuing with the east right-of-way of Gower Road, North 05 degrees 01 minutes 20 seconds West a distance of 93.97 feet to an iron pin, said point being the BEGINNING, containing 2.3712 acres or 103291 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