BILL GARRETT, Davidson County
Trans:T20110004626 DEEDQC
Recvd: 01/24/11 12:31 4 pgs
Fees:23.00 Taxes:18.50
20110124-0006483

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jack W. Robinson, Sr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $ 5,000 .<br><br>Thomas G. Connor<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 11 day of ~~November~~ January, 2011.<br><br>Sue C. Householder<br>Notary Public<br><br>My Commission Expires: 7/3/12 |

**Address New Owners As Follows:**
John Paul Dunn
P. O. Box 90521
Nashville, TN 37209

**Send Tax Bills To:**
SAME

**Map-Parcel Number:**
Map 126
Part of Parcel 36

## QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that **THOMAS G. CONNOR AND WIFE, JUDITH ANN CONNOR** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JOHN PAUL DUNN** all right, title and interest of the Grantor in and to a certain tract or parcel of land in the southwestern portion of Davidson County, Tennessee:

Being a tract of land in the south western portion of Davidson County, lying in the 35th Council District. Tract bounded on the north by the Gary C. Weil property as recorded in Book 5252, Page 190A Davidson County Register of Deeds (ROCD), east by the remainder of the Thomas G. & Judith Ann Connor property as recorded in Book 10314, Page 943 (RODC), south by the Thomas G. and Judith Ann Connor property as recorded in Book 10314, Page 943 (RODC), and on the west by the Marcella R. Dunn property as recorded in Book 1938, Page 619 (RODC).

POINT OF BEGINNING being the northwest corner of the tract being described; thence leaving such point South 3°19'00" West 2,407.03 feet along new severance line to a point; thence North 85°20'00" West 201.33 feet along new severance line to an existing iron pin ending the new severance line; thence along existing property line North 85°20'00" West 57.75 feet to an

existing iron pin point ending the new severance line; thence North 03°19'00" East 2,407.03 feet to the point of beginning, containing 623,440 square feet or 14.31 acres.

Attached hereto and incorporated by reference is an Exhibit reflecting the boundaries of the property.

Being part of the same property conveyed to Thomas G. and Judith Ann Connor by deed from Wade and wife, Virginia CMA Travis, of record at Book 10314, page 943, Register's Office for Davidson County, Tennessee.

This is unimproved property East of Old Charlotte Pike and North of U.S. Highway 70S, Nashville, Tennessee 37221.

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

**WITNESS** our hands this 11th day of ~~November, 2010~~ January, 2011.

Thomas G. Connor

Judith Ann Connor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS G. CONNOR**, 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 ~~November~~ January, 2010.

Notary Public

My Commission Expires: 7/3/12

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDITH ANN CONNOR**, 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 ~~November, 2010.~~ January, 2011

Notary Public

My Commission Expires: 7/3/12

384269.1/200736

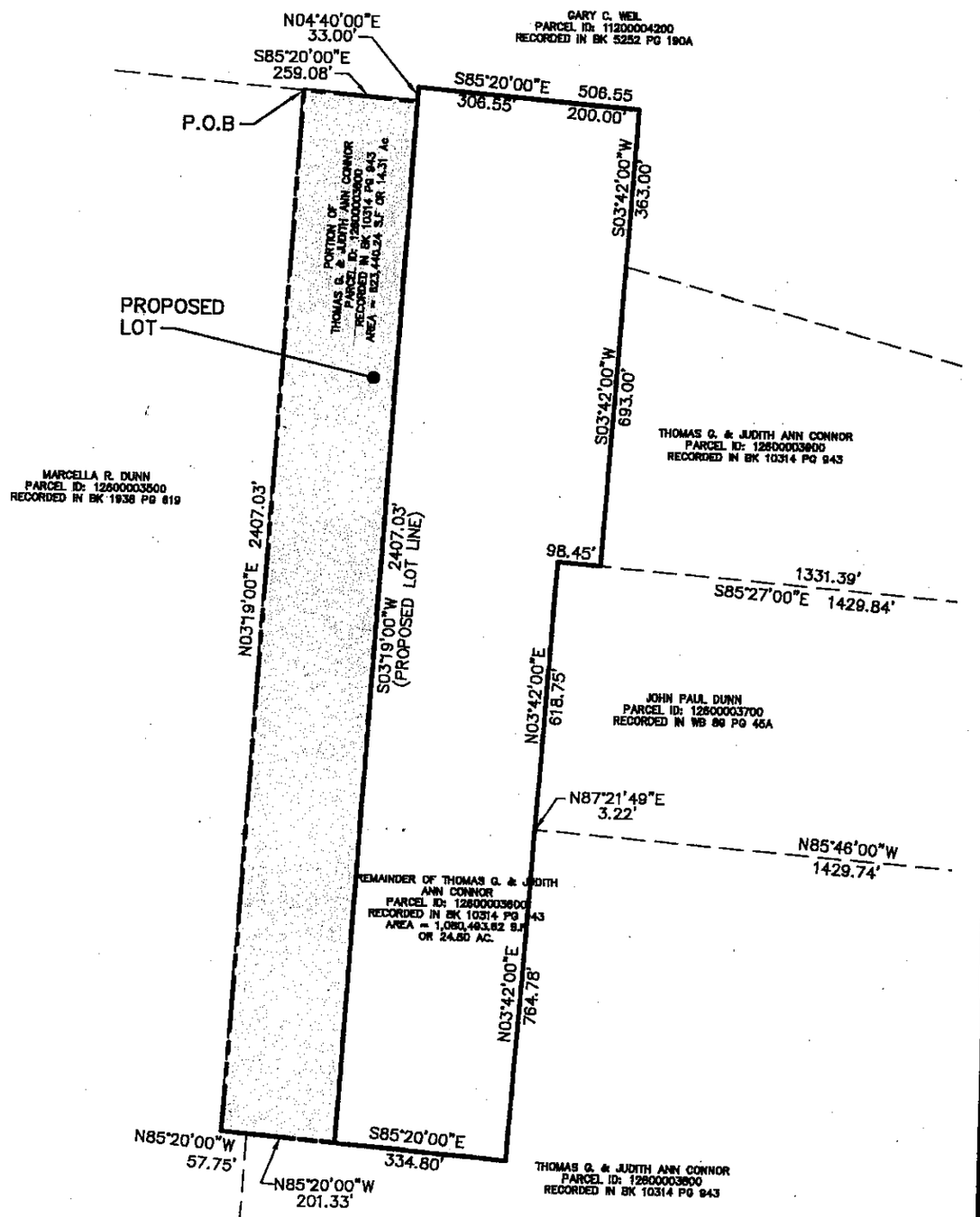
**NOTE:**

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS PREFORMED UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

3. BOUNDARY SHOWN HEREON TAKEN FROM A SURVEY PRREPARED BY BOB CUMMINGS-LAND SURVEYORS DATED 11-30-1985.

**PROPOSED LOT AREA:**
623,440.24 SQUARE FEET OR
14.31 ACRES




PROJECT NO.: 09001728
DATE: November 20, 2010
SCALE: 1" = 300'

**PROPERTY EXHIBIT**
THOMAS G. & JUDITH ANN CONNOR PROPERTY
8788 HIGHWAY 70 WEST, NASHVILLE, TN 37221
PARCEL NO.: 12600003600
RECORDED IN DB-000103140000943
DAVIDSON COUNTY, TENNESSEE

DR: DRS
CAD FILE: 09001728EX-01.dwg


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# COVENANTS OF THOMAS G. AND JUDITH ANN CONNOR

In conjunction with the exchange of property with John Paul Dunn, we agree and covenant as follows:

1. The transaction will not affect in any way the easement relating to the use of a spring on our property
2. John and Jean Dunn have permission to visit the waterfalls on the property acquired by us at any time for the duration of their lives.
3. John Dunn has permission to remove marketable timber from the property acquired by us for a period of one year from this date. In so doing, all equipment shall use existing trails (not paved driveway), and land is to be left in a condition considered the acceptable standard for this area after logging.
4. John Dunn has permission for two years to be on our property in conjunction with building roads and fences on the property he is acquiring, but no heavy equipment is to be placed on asphalt roads or cattle gaps.

This 20 day of December, 2010.

Thomas G. Connor

Judith Ann Connor