BILL GARRETT, Davidson County
Trans:T20110015704 DEEDQC
Recvd: 03/16/11 15:16 4 pgs
Fees:22.00 Taxes:0.00
20110316-0020795

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
49 Music Square West, Suite 600
Nashville, TN 37203
From information and description furnished by the parties.
This conveyance made without benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
James Bryan Lewis and wife, Tana L. Lewis	SAME	Map 56 Parcel 9
4241 Pecan Valley Road Nashville, Tennessee 37218		

KNOW ALL MEN BY THESE PRESENTS, that **HILDA M. LEWIS** ("Grantor"), for love and affection and no monetary consideration, quitclaims and conveys unto **James Bryan Lewis and wife, Tana L. Lewis** ("Grantee"), their heirs, successors and assigns, all of Grantor's right, title and interest in and to a certain tract of real property located in Davidson County, Tennessee, described as follows, to wit:

See **Exhibit A** attached hereto.

Being a part of the same property conveyed to Grantor by Deed of record at Book 8405, page 685, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is unimproved property known as 4241 Pecan Valley Road, Nashville, Tennessee 37218.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this the 22nd day of December, 2010.

HILDA M. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Hilda M. Lewis,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 22nd day of December, 2010.

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

James Bryan Lewis, Affiant

Subscribed and sworn to before me, this
the 22nd day of December, 2010.

Notary Public

My Commission Expires: GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

PROPERTY DESCRIPTION

TRACT 1

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING A PORTION OF THE HILDA M. LEWIS PROPERTY, OF RECORD IN DEED BOOK 8405, PAGE 685, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY OF PECAN VALLEY ROAD AND BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES BRYAN LEWIS AND TANA L. LEWIS OF RECORD BY INSTRUMENT NUMBER 200706040065906, R.O.D.C. AND ALSO BEING A CORNER OF A TRACT OF LAND CONVEYED TO HILDA M. LEWIS OF RECORD IN DEED BOOK 8405, PAGE 685, R.O.D.C, THENCE NORTH 34°24'23" WEST, A DISTANCE OF 715.15 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO BEING THE NORTHWEST CORNER OF JAMES BRYAN AND TANA L. LEWIS'S 5 ACRE TRACT OF LAND:

THENCE WITH THE NORTH LINE OF THE JAMES BRYAN LEWIS 5 ACRE TRACT, SOUTH 70° 04' 04" WEST, A DISTANCE OF 432.58 FEET, TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID JAMES BRYAN LEWIS'S 5 ACRE TRACT AND BEING A CORNER COMMON WITH SAID HILDA M. LEWIS PROPERTY;

THENCE WITH A NEW SEVERANCE LINE ACROSS SAID HILDA M. LEWIS PROPERTY, SOUTH 75° 22' 41" WEST, A DISTANCE OF 445.00 FEET TO A POINT IN THE WEST LINE OF SAID HILDA M. LEWIS PROPERTY AND LYING IN THE CENTERLINE OF A BRANCH;

THENCE MEANDERING WITH SAID BRANCH, AND BEING THE WEST LINE OF THE HILDA M. LEWIS PROPERTY,
THE FOLLOWING BEARINGS AND DISTANCES,
THENCE NORTH 22° 11 '47" WEST, A DISTANCE OF 142.00 FEET TO A POINT;
THENCE NORTH 45° 27' 42" WEST, A DISTANCE OF 67.00 FEET TO A POINT;
THENCE NORTH 07° 55' 54" EAST, A DISTANCE OF 76.00', FEET TO A POINT;
THENCE NORTH 29° 01' 27" WEST, A DISTANCE OF 220.00', FEET TO A POINT;
THENCE NORTH 26° 22' 44" WEST, A DISTANCE OF 221.00', FEET TO A POINT;
THENCE NORTH 38° 28' 22" WEST, A DISTANCE OF 95.00 FEET TO A POINT;
THENCE N NORTH 15° 34' 57" WEST, A DISTANCE OF 108.00 FEET TO A POINT;
THENCE NORTH 49° 04' 58" WEST, A DISTANCE OF 107.50 FEET TO A POINT;
THENCE NORTH 28° 30' 24" WEST, A DISTANCE OF 129.00 FEET TO A POINT;
THENCE NORTH 38° 25' 13" WEST, A DISTANCE OF 85.00 FEET TO A POINT;
THENCE NORTH 50° 41' 23" WEST, A DISTANCE OF 90.00 FEET TO A POINT;
THENCE NORTH 03° 29' 52" WEST, A DISTANCE OF 55.00 FEET TO A POINT;
THENCE NORTH 30° 47' 22" WEST, A DISTANCE OF 43.00 FEET TO A POINT;
THENCE NORTH 56° 25' 31" WEST, A DISTANCE OF 90.00 FEET TO A POINT;
THENCE NORTH 05° 13' 11" EAST, A DISTANCE OF 62.00 FEET TO A POINT;
THENCE NORTH 15° 00' 42" WEST, A DISTANCE OF 99.00 FEET TO A POINT;
THENCE NORTH 65° 48' 54" WEST, A DISTANCE OF 47.50 FEET TO A POINT;
THENCE NORTH 35° 46' 38" WEST, A DISTANCE OF 422.50 FEET TO A POINT;
THENCE NORTH 05° 42' 45" WEST, A DISTANCE OF 75.00 FEET TO A POINT;

THENCE NORTH 21° 23' 02" WEST, A DISTANCE OF 59.00 FEET TO A POINT;

THENCE LEAVING SAID BRANCH WITH A NEW SEVERANCE LINE ACROSS SAID HILDA M. LEWIS AND PASSING A WITNESS PIN AT 25 FEET, NORTH 64° 55' 37" EAST, A DISTANCE OF 718.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 32° 59' 33" EAST, A DISTANCE OF 2342.94 FEET, TO THE POINT OF BEGINNING CONTAINING 40.00 ACRES OR 1,742,578 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 21ST, 2010.