BILL GARRETT, Davidson County
Trans:T20110015704 DEEDQC
Recvd: 03/16/11 15:16 4 pgs
Fees:22.00 Taxes:0.00
20110316-0020796

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, Trustee<br>Bradford Jason Lewis Pecan Valley Trust<br>u/a dtd 12.22.2010<br>4467 Pecan Valley Road<br>Nashville, Tennessee 37218 | SAME | Map 56<br>Parcel 9 |

**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, Trustee under that certain agreement establishing the Bradford Jason Lewis Pecan Valley Trust under agreement dtd 12.22.2010** ("Grantee"), its 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 improved property known as _____ 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
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, Trustee, 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 2

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 # 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 A NEW SEVERANCE LINE ACROSS SAID HILDA M. LEWIS PROPERTY, NORTH 32° 59' 33" WEST, A DISTANCE OF 2342.94 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE NEW SEVERANCE LINE, NORTH 64° 55' 37" EAST, A DISTANCE OF 1222.00 FEET, TO AN IRON PIN SET ON THE WEST SIDE OF AN EXISTING GRAVEL DRIVE;

CONTINUING ON SEVERANCE LINES AND GENERALLY FOLLOWING THE WEST EDGE OF SAID GRAVEL DRIVE THE FOLLOWING BEARINGS AND DISTANCES,
THENCE SOUTH 35° 08' 34" EAST, A DISTANCE OF 145.00 FEET TO A POINT;
THENCE SOUTH 00° 50' 55" EAST, A DISTANCE OF 180.00 FEET TO A POINT;
THENCE SOUTH 12° 42' 40" EAST, A DISTANCE OF 260.00 FEET TO A POINT;
THENCE SOUTH 10° 20' 25" WEST, A DISTANCE OF 84.00 FEET TO A POINT;
THENCE SOUTH 14° 06 '51" EAST, A DISTANCE OF 500.00 FEET TO A POINT;
THENCE SOUTH 23° 41' 40" EAST, A DISTANCE OF 457.00 FEET TO A POINT;
THENCE SOUTH 45° 40' 11" EAST, A DISTANCE OF 233.00 FEET TO A POINT;
THENCE SOUTH 22° 17' 06" EAST, A DISTANCE OF 123.00 FEET TO A POINT;
THENCE SOUTH 10° 03' 23" EAST, A DISTANCE OF 112.00 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID GRAVEL DRIVE;

THENCE SOUTH 44° 03 '07" WEST, A DISTANCE OF 272.00 FEET TO A POINT;

THENCE SOUTH 40° 25' 12" WEST, A DISTANCE OF 476.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 45.00 ACRES OR 1,960,186 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 21$^{ST}$, 2010.

INGRESS/EGRESS EASEMENT

BEING A 25 FOOT WIDE INGRESS/ EGRESS EASEMENT LOCATED IN THE SOUTHEAST CORNER 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:

BEGINNING AT AN IRON PIN FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY ROAD (50 FOOT RIGHT-OF-WAY) AND BEING THE SOUTHEAST CORNER OF THE HILDA M. LEWIS PROPERTY, OF RECORD IN DEED BOOK 8405, PAGE 685, R.O.D.C, THENCE WITH SAID RIGHT-OF-WAY, SOUTH 56° 38' 47" WEST, A DISTANCE OF 25.06 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 29° 25' 04" WEST, A DISTANCE OF 862.31 FEET TO A POINT;

THENCE NORTH 44° 03' 07" EAST, A DISTANCE OF 26.08 FEET TO A POINT;

THENCE SOUTH 29° 25' 04" EAST, A DISTANCE OF 868.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.50 ACRES OR 21,629 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED DECEMBER 21$^{ST}$, 2010.
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