BILL GARRETT, Davidson County
Trans:T20110074399 DEEDQC
Recvd: 11/28/11 08:16 5 pgs
Fees:27.00 Taxes:0.00
20111128-0091943

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

NO TITLE SEARCH
NO CONSIDERATION
QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map and Parcel
Elizabeth Joe Ann Johnson and Jennifer Johnson Pursley, Co-Trustees Johnson Family Credit Shelter Trust U/A dated April 19, 1996, as amended 1358 Campbell Road Goodlettsville, TN 37072	Same	Map 032 Parcel 074.00

W I T N E S S E T H

WHEREAS, Lawrence Wayne Johnson and Joe Ann Johnson (a/k/a Elizabeth J.A. Johnson and Elizabeth Joe Ann Johnson) executed the Johnson Family Living Trust dated April 19, 1996, Lawrence Wayne Johnson and Joe Ann Johnson, Co-Trustees;

WHEREAS, the real property described in this deed below was conveyed to Lawrence Wayne Johnson and Joe Ann Johnson, Co-Trustees, Co-Trustees of the Johnson Family Living Trust dated April 19, 1996;

WHEREAS, on April 5, 2000, Lawrence Wayne Johnson and Joe Ann Johnson totally amended and restated the Johnson Family Living Trust dated April 19, 1996, Lawrence Wayne Johnson and Joe Ann Johnson, Co-Trustees;

WHEREAS, Lawrence Wayne Johnson died on August 24, 2010.

WHEREAS, upon the death of Lawrence Wayne Johnson, Jennifer Johnson Pursley was appointed Co-Trustee to serve with Joe Ann Johnson, Co-Trustee, of the above referenced trust;

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, I, **Joe Ann Johnson**

and Jennifer Johnson Pursley, Co-Trustees, The Johnson Family Living Trust dated April 19, 1996, as amended, hereinafter called the "Grantors" by these presents do hereby quitclaim, transfer and convey unto **Elizabeth Joe Ann Johnson and Jennifer Johnson Pursley, Co-Trustees, Johnson Family Credit Shelter Trust U/A dated April 19, 1996, as amended,** "Grantee" a fifty percent (50%) interest as Tenant in Common in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, dated November 6, 1962 and an additional survey dated November 18, 1966, as follows:

Beginning at a point in the center of Campbell Road, at the southeast corner of the property conveyed to Nathan Caldwell by deed of record in Book 2650, page 555, Register's Office for said County; thence with the center of said Road, as follows: south 51 deg. 31' east 20 feet; south 65 deg. east 100 feet; south 79 deg. 45' east 100 feet; north 89 deg. east 120 feet; north 72 deg. east 100 feet; north 57 deg. 45' east 100 feet; north 89 deg. east 100 feet; north 55 deg. 30' east 61 feet to a point, the southwest corner of a 4.8 acre tract shown on said survey; thence leaving said Road and along the westerly boundary of said 4.8 acre tract, north 1 deg. 30' east 279.0 feet to a stake; thence north 20 deg. west 110.8 feet to a 6-inch elm; thence north 10 deg. east 223.5 feet to an iron pin; the northwest corner of said 4.8 acre tract; thence along its north boundary, south 89 deg. east 373 feet to a point in the westerly boundary of Lot No. 4 on the Plan of the Cole Lands; as of record in Book 58, page 547, Register's Office; thence along the westerly boundary of said Lots, north 1 deg. east along a fence, 450 feet to a point; continuing with said fence, north 17 deg. 30' east 270 feet to a point; thence north 37 deg. west 312 feet to a point; thence south 36 deg. 45' west 525 feet to a point; thence south 26 deg. 36' west 110 feet to a point; thence south 70 deg. 30' west 45.6 feet to a point; thence south 11 deg. 15' west 258 feet to the point of beginning, containing 20.7 acres more or less.

Included in this description but excluded from this conveyance is the following:

Land in the 10th Civil District of Davidson County, Tennessee:
Beginning at a point in the center line of Campbell Road, a corner to (owner of 4.8 acre tract), thence with the line of said 4.8 acre tract for four calls as follows: North 1 deg. 30 min. East 279 feet, North 20 deg. West 110.8 feet, North 10 deg. East 223.5 feet, South 89 det. East 373 feet; thence North 1 deg. East 450 feet; thence North 17 deg. 30 min. East 270 feet; thence North 37 deg. West 312 feet; thence South 36 deg. 45 min. West 525 feet; thence South 45 deg. East 573 feet; thence South 1 deg. West 122 feet; thence North 89 deg. West 380 feet; thence South 10 deg. West 245 feet; thence South 20 deg. East 115 feet; thence South 1 deg. 30 min. West 220 feet; thence South 18 deg. West 100 feet; to the center line of said Campbell Road; thence North 55 deg. 30 min. East 61 feet to the beginning, containing 5.2 acres, more or less, Said land being the same land conveyed to Hendersonville Broadcasting Corporation, Inc. by deed from Lawrence

Wayne Johnsons, et wife, Elizabeth J. Johnson, dated August 3, 1970, of record in Book 4438, Page 727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Johnson Family Living Trust** (Lawrence Wayne Johnson and Joe Ann Johnson, Co-Trustees), by Quitclaim Deed from **Lawrence Wayne Johnson and wife, Joe Ann Johnson**, dated April 19, 1996, of record in Record Book 10028, Page 267, Register's Office for Davidson County, Tennessee.

*** Joe Ann Johnson, Elizabeth J.A. Johnson and Elizabeth Joe Ann Johnson** are one and the same person.

As a result of this transfer a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **Joe Ann Johnson and Jennifer Johnson Pursley, Co-Trustees, The Johnson Family Living Trust dated April 19, 1996, as amended** and a fifty percent (50%) interest as Tenant in Common in the above described property shall be held by **Elizabeth Joe Ann Johnson and Jennifer Johnson Pursley, Co-Trustees, Johnson Family Credit Shelter Trust U/A dated April 19, 1996, as amended.**

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of November, 2011.

Joe Ann Johnson, Co-Trustee, The Johnson Family Living Trust dated April 19, 1996, as amended

Jennifer Johnson Pursley, Co-Trustee, The Johnson Family Living Trust dated April 19, 1996, as amended

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Joe Ann Johnson, Co-Trustee, The Johnson Family Living Trust dated April 19, 1996, as amended,** with whom I am personally acquainted and who acknowledged that as such Trustee, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 16th day of November, 2011.

Notary Public

KIMBERLY FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11.14.14

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jennifer Johnson Pursley, Co-Trustee, The Johnson Family Living Trust dated April 19, 1996, as amended,** with whom I am personally acquainted and who acknowledged that as such Trustee, she executed the within instrument for the purpose therein contained.

Witness my hand and seal this 16th day of November, 2011.

Notary Public

KIMBERLY FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11.14.14

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer is Zero Dollars ($0.00).

Affiant

Sworn to and subscribed to before me, this the 16th day of November, 2011.

Notary Public

My Commission Expires: 11.14.14

KIMBERLY FULLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY