PICK-UP

BILL GARRETT, Davidson County
Trans:T20110077696 DEEDQC
Recvd: 12/08/11 11:05 3 pgs
Fees:17.00 Taxes:0.00
20111208-0095848

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
8 Day of December, 2011.
Brandi Wells, Deputy Register

Recording requested by: Dan Leonard, Jr

When recorded, mail to:

Name: Daniel M. Leonard, Jr

Address: 9422 Highway 96

City/State/Zip: Franklin, TN 37064

Space above reserved for use by Recorder's Office

Document prepared by:

Name Dan Leonard, Jr

Address 9422 Highway 96

City/State/Zip Franklin, TN 37064

Property Tax Parcel/Account Number: 178000005900

Quitclaim Deed

This Quitclaim Deed is made on November 6, 2011, between Dan Leonard, Jr, Grantor, of 9422 Hwy 96, City of Franklin, State of TN, and Daniel M. Leonard, Jr and ~~Leslie R. Leonard~~, Grantee, of 9422 Highway 96, City of Franklin, State of TN.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 9422 Highway 96, City of Franklin, State of TN:

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 11-22-2011

Daniel M. Leonard, Jr.
Signature of Grantor

Daniel M. Leonard, Jr.
Name of Grantor

Carrie Haligus
Daniel M. Leonard, Jr.
Signature of Witness #1

Carrie Haligus
Daniel M. Leonard, Jr.
Printed Name of Witness #1

Signature of Witness #2

M. McMaster
Printed Name of Witness #2

State of TN County of Davidson

On 11-22-2011, the Grantor, Daniel M. Leonard, Jr.,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

TIFFANY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public,

In and for the County of Davidson State of Tennessee

My commission expires: July 05 2015 Seal

Send all tax statements to Grantee.

This property is commonly known as: 9422 Highway 96, Franklin, Tennessee 37064, County of Davidson.

Being a tract of land lying in Davidson County, Tennessee and partially in Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of Highway 96, width varies and a corner common with Joseph McPherson, as of record in Deed Book 5156, page 217, Register's Office for Williamson County, Tennessee.

Thence leaving the northerly right-of-way line of Highway 96, with the easterly property line of Joseph McPherson, North 32° 42 min 33 sec East, 368.46 feet to an existing iron rod at a corner common with Stephen A. Pawlow, as of record in Deed Book 7301, page 526, at the Register's Office for Davidson County, Tennessee.

Thence with the easterly property line of Stephen A. Pawlow, Morth 03° 52 min 24 sec East, 1311.88 feet to an iron rod.

Thence with a severance line through the property of Dan Leonard, Jr. as of record in Instrument #20010820090616, at Register's Ofifce for Davidson County, Tennessee, South 83° 45 min 49 sec East, 394.81 feet to an iron rod set;

Thence South 15° 59 min 36 sec West, 450.00 feet to an iron rod set;

Thence North 86° 07 min 36 sec West, 250.00 feet to an iron rod set;

Thence South 03° 52 min 24 sec West; 868.60 feet to an iron rod set;

Thence South 32° 42 min 33 sec West, 380.68 feet to an iron rod set on the northerly right-of-way line of said Highway 96;

Thence with the northerly right-of-way line of Highway 96 North 58° 01 mln 04 sec West 50.00 feet to the point of beginning, containing 217,800 square feet (5.000 acres more or less);

Being the same property conveyed to Dan Leonard, Jr. from Conrad Eugene Golightly and wife, Sara Jane Crafton by Deed dated 8/17/2001 and filed for record in Instrument No. 20010822-0090616, Register's Office for Davidson County, Tennessee.

The said Dan Leonard Jr and Daniel Mark Leonard Jr are one and the same person.