BILL GARRETT, Davidson County
Trans:T20110078752 DEEDQC
Recvd: 12/13/11 10:01 3 pgs
Fees:17.00 Taxes:0.00
20111213-0096959

This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Sarah Kathryn Hunter
8413 Whites Creek Pike
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP: 004-00-0
PARCEL: 03700

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars, and for the express purpose of more particularly describing the property herein conveyed to Sarah Kathryn Hunter, I, **SARAH KATHRYN HUNTER, formerly known as Sarah Kathryn Howten**, by these presents do hereby quitclaim and convey unto **WILLIAM G. WILKINSON, TRUSTEE**, his successors and assigns, the following described tracts or parcels of land in the 14th Civil District of Davidson County, Tennessee, to-wit:

TRACT 1: Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 782, Register's Office for Davidson County, Tennessee.

Beginning at a P K nail in the center of Whites Creek Pike with an iron pin in the West margin, a corner to W. M. Adcock, the N. E. corner of this tract and continuing as follows: S 72 degrees 24' W, 730.83 feet to an iron pin in the line of George Dugger, a corner to W. M. Adcock; thence S 4 degrees 26' W, 59.34 feet to an iron pin in the line of George Dugger; thence N 81 degrees 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 degrees 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N. 51 degrees 24' E, 32.80 feet to a P K nail in the center of said pike; thence N 38 degrees 36' W, 131.87 feet to the point of beginning, **containing 1.93 acres** as surveyed by H-K & Associates, dated January 11, 1977.

BEING a part of the same property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 783, Register's Office for Davidson County, Tennessee. Alyce Lain predeceased Vernon Lain and he acquired title to the above described property as the surviving tenant by the entirety. Vernon Lain died testate. A certified of his Last Will and Testament being of record as Instrument 20101222-0101616, Register's Office for Davidson County, Tennessee. Under the terms of said Last Will and Testament, the above described property was devised to Eleanor Elizabeth P. Lain for life, with the remainder to the undersigned, Sarah Kathryn Howten, now Sarah Kathryn Hunter.

TRACT 2: Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 782, Register's Office for Davidson County, Tennessee.

Beginning at a P K nail in the center of Whites Creek Pike, a corner to H. D. Neeley, the S. E. corner of this tract and continuing as follows:
S 46 degrees 40' W, 62.70 feet to an iron pin in the line of H. D. Neeley; thence S 71 degrees 12' W, 422.49 feet to an iron pin in the line of H. D. Neeley; thence S 82 degrees 28' W, 397.62 feet to a stone, a corner to George Dugger in the line of H. D. Neeley; thence N 4 degrees 26' E, 114.00 feet to an iron pin in the line of Dugger; thence N 81 degrees 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 degrees 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 degrees 24' E, 32.80 feet to a P K nail in the center of said pike; thence S 38 degrees 36' E, 76.06 feet to the beginning, **containing 1.99 acres** as surveyed by H-K & Associates, dated January 11, 1977.

BEING a part of the same property conveyed to Vernon Lain and wife, Alyce Lain, by deed of record in Book 1198, Page 783, Register's Office for Davidson County, Tennessee. Alyce Lain predeceased Vernon Lain and he acquired title to the above described property as the surviving tenant by the entirety. Vernon Lain died testate. A certified of his Last Will and Testament being of record as Instrument 20101222-0101616, Register's Office for Davidson County, Tennessee. Under the terms of said Last Will and Testament, the above described property was devised to Sarah Kathryn Howten, now Sarah Kathryn Hunter.

The two above described tracts of land are the same tracts of land conveyed to Sarah Kathryn Hunter by Quitclaim Deed from Sarah Kathryn Hunter of record in Instrument No. 20110118-0004253, said Register's Office.

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

And now, I, the said **WILLIAM G. WILKINSON, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **SARAH KATHRYN HUNTER**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12th day of December, 2011.

Sarah Kathryn Hunter
SARAH KATHRYN HUNTER

William G. Wilkinson, Trustee
WILLIAM G. WILKINSON, TRUSTEE

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAH KATHRYN HUNTER**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of December, 2011.

Grace Hamlett
Notary Public

GRACE HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM G. WILKINSON, TRUSTEE**, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 12th day of December, 2011.

Grace Hamlett
Notary Public

GRACE HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.

Sarah Kathryn Hunter
Affiant

Subscribed and sworn to before me, this 12th day of December, 2011.

Grace Hamlett
Notary Public

GRACE HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 12-27-2011