Prepared by:
Ralph E. Hill, Attorney at Law
Lexington, Ky

BILL GARRETT, Davidson County
Trans:T20110078834 DEEDQC
Recvd: 12/13/11 13:23 4 pgs
Fees:22.00 Taxes:0.00
20111213-0097063

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this DEED OF CONVEYANCE, entered into by LINDA D. JOHNSON(a single woman and Adult Daughter of Annie Hyde Johnson), currently of Royal Towers Meharry Medical College, 944 21st Avenue North Apartment 209, Nashville Tennessee, 37208-3418, hereinafter known as GRANTOR, or PARTY OF THE FIRST PART, her heirs and assigns forever and the Seven Remaining Children of the Deceased, Annie Hyde Johnson, including: William H. M. Johnson, Jr. (a married man, Adult Son and Executor of the Estate of Annie Hyde Johnson) 705 Rowan Drive Nashville, Tennessee 37207, Starlene A. Taylor (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson) 3232 Hummingbird Dr, Nashville, Tennessee 37218, Marion L. Wilkins (a married woman and Adult Daughter) 130 Cabin Branch Circle, Hendersonville, Tennessee 37075, Leslie Y. Drummond (a married woman and Adult Daughter) 7212 Magnolia Hills Drive, Nashville, Tennessee 37221, Teresa V. Hatten (a married woman, Adult Daughter and Executrix of the Estate of Annie Hyde Johnson) 3422 Rose Arbor Court, Atlanta, Georgia 30340, Eric M. Johnson (a married man and Adult Son) 1639 Eleventh Avenue North, Nashville, Tennessee 37208, and Charmaine J. Hill (a married woman and Adult Daughter) 4209 Kitano Court, Lexington, Kentucky 40515, herein after known as GRANTEES or PARTIES OF THE SECOND PART.

WITNESSETH:

That for and in consideration of the Settlement and Release of Claims of the Grantees (Parties of The Second Part) by or through the Estate of Annie Hyde Johnson by way of the Cross Purchase Agreement on Record in the Davidson County Probate Court Clerk's office, which the parties herewith acknowledge created an obligation to purchase by the Grantor of The Johnson House of Atena Funeral Home Business from the Estate which left said business to all eight of the deceased Annie Hyde Johnson Children, and in consideration of the love and affection of the Grantor has for the Grantees and other good and valuable and sufficient consideration, the receipt of which is hereby acknowledged, The GRANTOR (PARTY OF THE FIRST PART) does hereby remise, release and forever QUITCLAIM unto the GRANTEES (PARTIES OF THE SECOND PART), their heirs, successors and assigns forever, all of her rights, title, interest or claim in and to the following described real estate, to-wit:

Being the northerly half of Lot No. 120 in McGavock, Wetmore and Others' Second Addition to Nashville, called the "Addition to the Town of McGavock," a plan of which is of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 120 fronts 50 feet on the easterly side of 12th Avenue North formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Ronald R. Randolph, Sr. and wife Barbara J. Randolph by warranty deed from Frank R. Randolph and wife Ruth Randolph as of record in Book 4745, Page 95, Register's Office of Davidson County, Tennessee.

Being the same property also known as 1716 - 12th avenue north conveyed to William H. Johnson and wife, Annie E. Hyde Johnson, by Warranty Deed Dated June 11th, 1990 by Ronald R. Randolph, Sr. and wife, Barbara J. Randolph as of record in Book 8129, Page 348, Register's office of Davidson, County, Tennessee.

William H. Johnson died on October 19, 1992, leaving Annie Hyde Johnson as the sole owner; Annie Hyde Johnson Died Testate on July 1, 2006, and pursuant to the provisions of her will on file in the Davidson County Probate Court Clerk's Office, leaving the afore-described property to her eight children including: William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson, Charmaine J. Hill and Linda D. Johnson as tenant in common in fee simple absolute.

Parcel 456
MAP 81-11

The foregoing real estate is conveyed subject to all restrictive covenants, easements and reservations, if any, previously imposed and appearing of record.

~~TO HAVE AND TO HOLD the same, together with all rights, privileges and appurtenances thereunto belonging or anywise appertaining unto the GRANTEES, their heirs and assigns forever.~~ TJH

IN WITNESS WHEREOF, the QUIT CLAIM DEED OF CONVEYANCE has been executed this 23rd day of November, 2011.

MS. LINDA D. JOHNSON, Grantor (Party of the First Part)

CERTIFICATE

By Signing this Deed of Conveyance, We, the Grantor and Grantees do hereby certify, pursuant to TCA67-4-409, that the property herein conveyed is transferred without monetary consideration and in the Settlement of Claims the Estate Of Annie Hyde Johnson has against the Grantor for Breach of the Cross Purchase Agreement Contract Executed by the Decedent, Annie Hyde Johnson, and the Grantor on July 22, 1996. We further certify that AS FAR AS WE KNOW, the full estimated fair cash PVA Value of the property herein conveyed is $59,300.

Linda D. Johnson (GRANTOR)
Royal Towers Meharry Medical College,
944 21st Avenue North Apartment 209
Nashville Tennessee, 37208-3418

William H. M. Johnson, Jr.
William H. M. Johnson, Jr. (GRANTEE)
705 Rowan Drive
Nashville, Tennessee 37207

Starlene A. Taylor (GRANTEE)
3232 Hummingbird Dr.
Nashville, Tennessee 37218

Marion L. Wilkins (GRANTEE)
130 Cabin Branch Circle
Hendersonville, Tennessee 37075

Leslie Y. Drummond (GRANTEE)
7212 Magnolia Hills Drive
Nashville, Tennessee 37221

Teresa V. Hatten (GRANTEE)
3422 Rose Arbor Court
Atlanta, Georgia 30340

Eric M. Johnson (GRANTEE)
1639 Eleventh Avenue North
Nashville, Tennessee 37208

Charmaine J. Hill (GRANTEE)
4209 Kitano Court
Lexington, Kentucky 40515

My Commission Expires:
November 4, 2013

DOROTHY Y. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN)
) SS:
COUNTY OF Davidson)

The Above Named Grantor and Grantees, respectively: ~~Linda D. Johnson~~, William H. M. Johnson, Jr., Starlene A. Taylor, Marion L. Wilkins, Leslie Y. Drummond, Teresa V. Hatten, Eric M. Johnson and Charmaine J. Hill personally appeared before me, with whom I am personally acquainted, and who acknowledge they are 18 years of age or older, under no constraint or undue influence and they sign this document as a free act of their will for the purposes herein delineated including the Quit Claim of All interest from Grantor to Grantees.

WITNESS MY HAND, at office this the 23rd day of November, 2011.

NOTARY PUBLIC

JUDITH MOONEY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Kentucky)
)ss:
COUNTY OF Fayette)

The Above Named Grantor and Grantees, respectively Chermaine J. Hill,

_____, _____, _____,

_____, _____, appeared before me, with whom I am personally acquainted, and who acknowledge they are 18 years of age or older, under no constraint or undue influence and they sign this document as a free act of their will for the purposes herein delineated including the Quit Claim of All interest from Grantor to Grantees, this 5th day of December, 2011.

Ralph E. Hill
NOTARY PUBLIC My Commission Expires 1-25-2011

STATE OF Tennessee)
)ss:
COUNTY OF Davidson)

The Above Named Grantor and Grantees, respectively Wm. H.M. Johnson, Jr
Starlene Taylor Morian Wilkins Teressa V. Johnson-Hatten
Leslie G. Drummond Eric Johnson appeared before me, with whom I am personally acquainted, and who acknowledge they are 18 years of age or older, under no constraint or undue influence and they sign this document as a free act of their will for the purposes herein delineated including the Quit Claim of All interest from Grantor to Grantees this 30th day of Dec 2011.

Dorothy Y. Rucker
NOTARY PUBLIC My Commission Expires: November 4, 2013

STATE OF _____)
)ss:
COUNTY OF _____)

The Above Named Grantor and Grantees, respectively _____,

_____, _____, _____,

_____, _____, appeared before me, with whom I am personally acquainted, and who acknowledge they are 18 years of age or older, under no constraint or undue influence and they sign this document as a free act of their will for the purposes herein delineated including the Quit Claim of All interest from Grantor to Grantees this ___ day of _____, 2011.

_____
NOTARY PUBLIC My Commission Expires_____

Send Tax Bill to
Johnson's House of Atena
C/o William H. Johnson, Jr
1107 Buchanan St
Nashville, TN 37208 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ _____
Teressa Johnson Hatten
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13 DAY OF Dec 20 11
Jami R
Deputy Register