**THIS INSTRUMENT PREPARED BY:**

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 19th day of December, 2011.

Notary Public

My Commission Expires: 7-8-2013

BILL GARRETT, Davidson County
Trans:T20110080905 DEEDQC
Recvd: 12/21/11 14:18 4 pgs
Fees:27.00 Taxes:0.00
20111221-0099805

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Thomas S. Albright<br>1223 Barnes Road<br>Antioch, Tennessee 37013 | Thomas S. Albright<br>1223 Barnes Road<br>Antioch, Tennessee 37013 | MAP 173-00-0<br>PARCELS<br>183.00<br>156.00<br>162.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided interest in each party Joint with Rights of Survivorship,

I, Thomas S. Albright, unmarried, for the express purpose of creating an undivided interest, Joint with Rights of Survivorship, in Thomas S. Albright, George L. Albright, Jr., Patrick W. Albright and Diane Albright Vaughan, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit "A" for Legal Description

This is unimproved property known as 0 Barnes Road, Antioch, Tennessee 37013, unimproved property known as 1231 Barnes Road, Antioch, Tennessee 37013 and improved property known as 1227 Barnes Road, Antioch, Tennessee 37013.

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

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Thomas S. Albright an undivided Ninety Nine percent (***99.00%) interest and to George L. Albright, Jr., Patrick W. Albright, and Diane Albright Vaughan, an undivided One percent (***1.00%) interest, all of the grantees herein to own the subject property as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in 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 19th day of December, 2011.

Thomas S. Albright

Mitchell A. Watts, Trustee

**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 Thomas S. Albright, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of December, 2011.

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**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 Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained by signing as Trustee.

WITNESS my hand and official seal this 19th day of December, 2011.

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

TRACT I (Map 173-00-0 Parcel 183.00)

Land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the easterly line of the Lords Chapel Church, as of record in Book 7025, Page 761, said point being South 04°30'00" West 595.91 feet and South 05°45'30" West 45.00 feet from Bailey H. Hewitt's northeasterly corner, as of record in Book 6328, Page 376, thence with a new line South 78°54'56" East 151.99 feet to an iron pin; thence South 04°30'00" West 389.86 feet to an iron pin; thence South 00°47'53" East 752.05 feet to an iron pin; thence South 89°12'07" West 150.00 feet to an iron pin in Ann D. Resha's easterly line; thence with Resha's easterly line and the easterly line of the Lords Chapel Church North 00°50'46" West 764.03 feet to an iron pin; thence North 05°45'30" East 159.22 feet to the point of beginning and containing 4.02 acres, more or less.

BEING the same property conveyed to Thomas S Albright by Warranty Deed dated November 11, 1996, from Frances C. Albright, unmarried, of record in Book 10257, page 148, in the Register's Office for Davidson County, Tennessee.

Land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in Ann D. Resha's easterly line, as of record in Book 2278, page 165, said point being South 04°30'00" West 595.51 feet, South 05°45'30" West 204.22 feet, South 03°43'31" West 250.11 feet and South 00°50'46" East 764.03 feet from Bailey H. Hewitt's northeasterly corner, as of record in Book 9328, Page 376, said point being in the original southerly property line of a 6.0 acre tract conveyed to Frances Albright, as of record in Book 6707, page 657, thence with said original southerly line North 89°12'07" East 150.00 feet to a iron pin; thence with new lines South 00°50'47" East 290.50 feet to an iron pin; thence South 68°53'13" West 157.14 feet to a point Resha's easterly line; thence with said easterly line North 01°16'32" West, passing an iron pin at 50.00 feet, in all a total distance of 345.07 feet to the point of beginning and containing 1.08 acres, more or less.

BEING the same property conveyed to Thomas A. Albright by Warranty Deed dated November 11, 1996, from George L. Albright, Diane Vaughan and Patrick Albright of record in Book 10266, page 817, in the Register's Office for Davidson County, Tennessee.

Together with the easement granted in that Easement Deed dated November 11, 1996, of record in Book 10266, page 820, in the Register's Office for Davidson County, Tennessee.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**
(CONTINUED)

TRACT II (Map 173-00-0 Parcel 156.00)

Being Lot No. 3 on the plan of the subdivision of the Robert W. McComb property as shown on a plat of record in Plat Book 6050, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 begins at a point in the Southerly margin of Barnes Road at the common corner with the George L. Albright, Sr. property and runs along the common line with said property S 03 degrees 57 minutes 26 seconds W 601.52 feet to a point; thence along the line common with the property of Paul E. Wilder and E. Duane West N 89 degrees 40 minutes 32 seconds W, 417.82 feet to a point; thence N 37 degrees 46 minutes 07 seconds E, 565.37 feet to a point; thence N 17 degrees 18 minutes 04 seconds, 198.09 feet to a point; thence S 54 degrees 42 minutes 10 seconds E to the point of beginning and containing three (3) acres more or less.

BEING the same property conveyed to Thomas S. Albright, unmarried, by Warranty Deed dated August 30, 2010, from Bailey Holland Hewitt and wife, Barbara Ann Hewitt, of record as Instrument No. 20100831-0069269 in the Register's Office for Davidson County, Tennessee.

TRACT III (Map 173-00-0 Parcel 162.00)

Land in the 5th Civil District of Davidson County, Tennessee, being part of the property described by a survey made by John E. McAleer, Jr., Surveyor dated April 16, 1985 and being all of the property described according to a mortgage loan inspection by John Kohl & Company, P.C., dated August 4, 1999, License No. 1659, whose address is 400 7th Ave. S., Nashville, TN. 37203, as follows:

Beginning at a point on the south side of Barnes Road at the northwest corner of the tract of land conveyed to George L. Albright, Sr., as of record in Book 4927, page 836, Register's Office for Davidson County, Tennessee, thence South 55 degrees 26 min. 01 sec. east 126.45 feet to a point, thence along the south side of Barnes Road 23.55 feet to an iron pin; thence south 1 deg. 36 min. 56 sec. west 394.29 feet to an iron pin; thence south 4 deg. 30 min. 00 sec. west 190.00 feet to a point; thence north 78 degrees 54 min. 56 sec. west 151.99 feet to a point; thence north 05 degrees 45 min. 30 sec. east 45.00 feet to a point; thence north 4 degrees 30 min. 00 sec. east 595.91 feet to the point of beginning, containing 1.98 acres, more or less.

BEING the same property conveyed to Thomas S. Albright by Warranty Deed dated November 15, 2001, from Kelly A. Moores, unmarried, of record as Instrument No. 20011207-0135226 in the Register's Office for Davidson County, Tennessee.