BILL GARRETT, Davidson County
Trans:T20110082526 DEEDQC
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Fees:22.00 Taxes:0.00
20111229-0101871

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

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Ira Vaughn Hawkins
7466 Old Charlotte Pike
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel No.
P/O Map 114 Parcel 025.00
P/O Map 101 Parcel 93.00

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, **Steven D. Hawkins** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Ira Vaughn Hawkins and wife, Vickie A. Hawkins,** ("Grantees"), all of his Sixteen Percent (16%) interest as Tenant in Common in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County formally surveyed by Jesse Walker, TENN RLS, PE #1486 Jesse Walker Engineering on November 21, 2011 and more particularly described as follows:

Tract 1:

BEGINNING at a point in the center of Old Charlotte Pike, said point being the southeast corner of the property herein described, and said iron pin being in the west line of parcel 26.00, belonging to Stinson as shown on Map 114-00 as evidenced in Deed Book 5695, Page 121 in the Register's Office for Davidson County Tennessee (RODCT), thence:

1) With the center of Old Charlotte Pike, North 79 degrees 23 minutes 00 seconds West a distance of 328.64 feet to a point, said point being the beginning of a curve to the left, thence:
2) Continuing with the center of Old Charlotte Pike, with a curve to the left, (said curve having a delta angle of 03 degrees 15 minutes 47 seconds and said curve having a chord direction of North 81 degrees 00 minutes 54 seconds West, and said curve having a chord distance of 41.57 feet, and said curve having a radius of 730.00 feet) an arc length of 41.58 feet to a point in the center of Old Charlotte Pike, thence:
3) Leaving the center of Old Charlotte Pike and following the west line of the property herein described, North 09 degrees 40 minutes 00 seconds East a distance of 433.25 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence:
4) Continuing with the north line of the property herein described, North 86 degrees 23 minutes 06 seconds East a distance of 782.71 feet to an iron pin, said iron pin being the northeast corner of the property herein described, said iron pin being in the west line of parcel 27.00, belonging to Joyce Walker as shown on Map 114-00 as evidenced in Deed Book 7870 Page 967, (RODCT), thence:

5) Continuing with the east line of the property herein described and with the west line of parcel 27.00, South 05 degrees 50 minutes 33 seconds West a distance of 128.75 feet to an iron pin, said iron pin being in the east line of the property herein described, and said iron pin being the southwest corner of parcel 27.00, and said iron pin being the northwest corner of parcel 328.00 belonging to Nancy Walker as shown on Map 114-00 as evidenced in Instrument number 20010807/0084728, (RODCT), and said iron pin being the northeast corner of parcel 26.00, thence;
6) Leaving the west line of parcel 27.00 and following the north line of parcel 26.00, South 86 degrees 23 minutes 06 seconds West a distance of 411.20 feet to an iron pin, said iron pin being an interior corner of the property herein described, and said iron pin being the northwest corner of parcel 26.00, thence;
7) Turning a corner and following the west line of parcel 26.00, South 09 degrees 40 minutes 00 seconds West a distance of 395.09 feet to an iron pin, said iron pin being the BEGINNING, containing 5.2553 acres or 228921 square feet more or less, according to a survey by Jesse E. Walker, RLS dated November 21, 2011.

Tract 2:

BEGINNING at an iron pin in the east right-of-way of Gower Road, said point being the northwest corner of the property herein described, and said iron pin being in the south line of parcel 94.00, belonging to Centenary Methodist Church as shown on Map 101-00 as evidenced in Deed Book 576, Page 437 in the Register's office for Davidson County, Tennessee (RODCT), thence:

1) With the south line of parcel 94.00, South 82 degrees 56 minutes 04 seconds East a distance of 476.97 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence:
2) Leaving the south line of parcel 94.00, following the east line of the property herein described, South 62 degrees 00 minutes 25 seconds West a distance of 260.96 feet to an iron pin, said iron pin being an interior corner of the property herein described, thence:
3) Continuing to follow the east line of the property herein described, South 23 degrees 19 minutes 04 seconds West a distance of 326.72 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being in the north line of parcel 341.00, belonging to Hawkins as shown on Map 114-00 as evidenced in Instrument 20110105/0001557 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
4) Continuing with the south line of parcel 93.00, North 62 degrees 26 minutes 44 seconds West a distance of 136.19 feet to an iron pin, said iron pin being the southwest corner of the property herein described, said iron pin being in the east right-of-way of Gower Road, thence:
5) Continuing with the east right-of-way of Gower Road, North 07 degrees 40 minutes 52 seconds East a distance of 70.83 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence:
6) Continuing with the east right-of-way of Gower Road with a curve to the left, (said curve having a delta angle of 12 degrees 42 minutes 11 seconds and said curve having a chord direction of North 01 degrees 19 minutes 46 seconds East, and said curve having a chord distance of 254.45 feet, and said curve having a radius of 1150.00 feet) an arc length of 254.97 feet to an iron pin, thence:
7) Continuing with the east right-of-way of Gower Road, North 05 degrees 01 minutes 20 seconds West a distance of 93.97 feet to an iron pin, said point being the BEGINNING, containing 2.4133

acres or 105125 square feet more or less, according to a survey by Jesse E. Walker, RLS dated October 21, 2011.

Being part of the same property [a seven percent (7%) interest] conveyed to **Steven D. Hawkins** by Quitclaim Deed dated December 27, 1994 from **Lillian V. Hawkins, a widow**, of record in Book 9557, Page 78, Register's Office for Davidson County, Tennessee; also being part of the same property [a nine percent (9%) interest] conveyed to **Steven D. Hawkins** by Quitclaim Deed dated August 3, 1993 from **Lillian V. Hawkins, a widow**, of record in Book 9089, Page 787, Register's Office for Davidson County, Tennessee.

* As a result of this transfer, **Gary A. Hawkins and wife, Rebecca Hawkins** will hold a Fifty Percent (50%) Tenant in Common interest as Tenants by the Entirety and **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** will hold a Fifty Percent (50%) Tenant in Common interest as Tenants by the Entirety.

* **Diana R. Hawkins** executes this deed to convey any and all of her marital rights and interests in the above described property.

This conveyance is subject to any easements of record.

Tract 1 is unimproved property known as **Old Charlotte Pike**.
Tract 2 is improved property known as **6827 Gower Road.**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 28 day of December, 2011.

Steven D. Hawkins

Diana R. Hawkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Steven D. Hawkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of December, 2011.

Notary Public

My Commission Expires: Sep. 8, 2013

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Diana R. Hawkins**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of December, 2011.

Notary Public

My Commission Expires: Sep 8, 2013



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29 day of December, 2011.

Notary Public

My Commission Expires: Sep 8, 2013

