BILL GARRETT, Davidson County
Trans:T20120029407 DEEDQC
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Fees:27.00 Taxes:0.00
20120423-0034452

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:
Steven D. Hawkins
6670 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
Same

Map and Parcel No.
Map 114 Parcel 341.00
(f/k/a P/O Map 114 Parcel 025.00)

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, **Ira Vaughn Hawkins and wife, Vickie A. Hawkins**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Steven D. Hawkins and wife, Diana R. Hawkins,** ("Grantees"), a One-Third (1/3) undivided 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:

BEGINNING at a point in the center of Gower Road, said point being the northwest corner of the property herein described, thence:

1) With the north line of the property herein described, South 62 degrees 26 minutes 44 seconds East a distance of 162.77 feet to an iron pin, said iron pin being an interior corner of the property herein described, and said iron pin being the southeast corner of parcel 93.00, parcel 93.00 also being Lot 1 of the 6827 Gower Road Subdivision as evidenced in Instrument 20110613/0045019 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
2) Leaving the south line of parcel 93.00, following the east line of parcel 93.00, North 23 degrees 19 minutes 04 seconds East a distance of 326.72 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 parcel 93.00, following the west line of the property herein described, North 62 degrees 00 minutes 25 seconds East a distance of 260.96 feet to an iron pin, said iron pin being the northeast corner of parcel 93.00, 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), and said iron pin being in the north line of the property herein described, thence:
4) Continuing with the south line of parcel 94.00, South 82 degrees 56 minutes 04 seconds East a distance of 126.58 feet to an iron pin, said iron pin being the southeast corner of the parcel 94.00, and said iron pin being in the south line of parcel 167.00, belonging to Stansel as shown on Map

101-00 as evidenced in Instrument 20100518-0038288 in the Register's office for Davidson County, Tennessee (RODCT), thence:

5) Continuing with the south line of parcel 167.00 and with the north line of the property herein described, South 80 degrees 52 minutes 20 seconds East a distance of 598.40 feet to an iron pin, said iron pin being in the west right-of-way of River Road Pike, said iron pin being the northeast corner of parcel 181.00, belonging to Steven D. Hawkins, ETUX as shown on Map 101-00 as evidenced in Deed Book 7589, Page 653 in the Register's office for Davidson County, Tennessee (RODCT), thence:
6) Continuing with the west right-of-way of River Road Pike, with a curve to the left, (said curve having a delta angle of 07 degrees 13 minutes 51 seconds and said curve having a chord direction of South 32 degrees 12 minutes 05 seconds East, and said curve having a chord distance of 185.06 feet, and said curve having a radius of 1467.38 feet) an arc length of 185.18 feet to a point, thence:
7) Continuing with the west right-of-way of River Road Pike, South 35 degrees 49 minutes 00 seconds East a distance of 284.39 feet to an iron pin, said iron pin being in the east line of the parcel herein described, and said iron pin being the northwest corner of parcel 27.00, belonging to Joyce E. Walker as shown on Map 114-00 as evidenced in Deed Book 7870, Page 967 in the Register's office for Davidson County, Tennessee (RODCT), thence:
8) Leaving said right-of-way, and with the west line of parcel 27.00 and with the east line of the property herein described, South 05 degrees 50 minutes 33 seconds West a distance of 596.72 feet to an iron pin, said iron pin being in the west line of parcel 27.00, and said iron pin being the southeast corner of the property herein described, and said iron pin being the northeast corner of parcel 25.00 belonging to Hawkins as shown on Map 114-00 as evidenced in Instrument 20110105/0001558 in the Register's office for Davidson County, Tennessee (RODCT), thence:
9) Continuing to follow the north line of parcel 25.00, South 86 degrees 23 minutes 06 seconds West a distance of 782.71 feet to an iron pin, said iron pin being the northwest corner of parcel 25.00, and said iron pin being an interior corner of the property herein described, thence:
10) Continuing to follow the west line of parcel 25.00, and following the east line of the property herein described, South 09 degrees 40 minutes 00 seconds West a distance of 433.25 feet to a point, said point being in the center of Old Charlotte Pike, and said point being in a curve to the left, thence:
11) Continuing with the center of Old Charlotte Pike, with a curve to the left, (said curve having a delta angle of 04 degrees 21 minutes 59 seconds and said curve having a chord direction of North 84 degrees 49 minutes 47 seconds West, and said curve having a chord distance of 55.62 feet, and said curve having a radius of 730.00 feet) an arc length of 55.63 feet to a point, said point being in the center of Old Charlotte Pike, and said point being in the south line of the property herein described, and said point being the southeast corner of parcel 25.01, belonging to Hawkins as shown on Map 114-00 as evidenced in Deed Book 3643, Page 561 in the Register's office for Davidson County, Tennessee (RODCT), thence:
12) Leaving the center of Old Charlotte Pike and with the east line of parcel 25.01, North 09 degrees 59 minutes 57 seconds East a distance of 175.03 feet to an iron pin, said iron pin being the northeast corner of parcel 25.01, thence:
13) Continuing with the north line of parcel 25.01, North 82 degrees 52 minutes 21 seconds West a distance of 320.00 feet to an iron pin, said iron pin being the northwest corner of parcel 25.01, said iron pin being in the east line of parcel 24.00, belonging to Elam as shown on Map 114-00 as evidenced in Deed Book 10381, Page 163 in the Register's office for Davidson County, Tennessee (RODCT), thence:

14) Continuing with the east line of parcel 24.00, North 23 degrees 44 minutes 01 seconds West a distance of 174.29 feet to an iron pin, thence:
15) Continuing with the east line of parcel 24.00, North 13 degrees 44 minutes 01 seconds West a distance of 126.50 feet to an iron pin, said iron pin being the northeast corner of parcel 24.00, thence:
16) Continuing with the north line of parcel 24.00, South 87 degrees 48 minutes 00 seconds West a distance of 93.00 feet to an iron pin, said iron pin being the northwest corner of parcel 24.00, and said iron pin being the northeast corner of parcel 253.00, belonging to Elam as shown on Map 114-00 as evidenced in Deed Book 10381, Page 163 in the Register's office for Davidson County, Tennessee (RODCT), thence:
17) Continuing with the north line of parcel 253.00, North 85 degrees 43 minutes 00 seconds West a distance of 143.60 feet to a point in the center of Gower Road, said point being the northwest corner of parcel 253.00, thence:
18) With the center of Gower Road, North 08 degrees 35 minutes 57 seconds East a distance of 721.99 feet to a point in the center of Gower Road, said point being the west line of parcel 341.00, and said point being the BEGINNING, containing 36.0199 acres or 1569030 square feet more or less, according to a survey by Jesse E. Walker, RLS dated November 21, 2011.

EXCLUDED FROM THIS CONVEYANCE BUT INCLUDED IN THIS DESCRIPTION IS:

Map 101-00 Parcel 181.00, belonging to Steven D. Hawkins and wife, Diana R. Hawkins, as evidenced in Deed Book 7589, Page 653 in the Register's office for Davidson County, Tennessee (RODCT) as follows:

BEGINNING at an iron pin in the westerly margin of River Road Pike at the southeasterly corner of Lot 2 on the Plan of Stevens Subdivision as of record in Book 5200, page 358, R.O.D.C., Tennessee; thence with the margin of said road S 35 degrees 20' 00" E 75.00 ft. to an iron pin; thence S 35 degrees 35' 49" W 435.16 ft. to an iron pin; thence S 59 degrees 04' 40" W, a distance of 291.78 ft. to an iron pin; thence N 40 degrees 22' 45" W, a distance of 361.85 ft. to a point in the centerline of Overall Creek; thence N 51 degrees 22' 13" E, a distance of 578.83 ft. to an iron pin in the line of Lot 2 on the aforementioned Stevens Subdivision; thence with the line of said Lot 2 of the Stevens Subdivision S 83 degrees 32' 54" E, a distance of 284.51 ft. to the beginning containing 5.55 acres, more or less.

Being part of the same property [a one-quarter (1/4) interest] conveyed to **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** by Quitclaim Deed dated December 27, 1994 from **Steven D. Hawkins and wife, Diana R. Hawkins**, of record in Book 9557, Page 84, Register's Office for Davidson County, Tennessee; also being part of the same property [a sixteen percent (16%) interest] conveyed to **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** by Quitclaim Deed dated December 27, 1994 from **Lillian V. Hawkins, a widow**, of record in Book 9557, Page 81, Register's Office for Davidson County, Tennessee; also being part of the same property [an eighteen percent (18%) interest] conveyed to **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** by Quitclaim Deed dated August 3, 1993 from **Lillian V. Hawkins, a widow**, of record in Book 9089, Page 790, Register's Office for Davidson County, Tennessee; also being part of the same property [a one-quarter (1/4) interest] conveyed to **Ira Vaughn Hawkins and wife, Vickie A. Hawkins** by Quitclaim Deed dated December 29, 1992 from **Lawrence**

Hawkins and wife, Lillian V. Hawkins, of record in Book 8827, Page 663, Register's Office for Davidson County, Tennessee.

Grantor previously held an eighty-four percent (84%) interest in the original parcel, Map 114 Parcel 025.00, ("Original Parcel"). Grantee previously held a sixteen percent (16%) interest in the Original Parcel. The above described property according to a survey by Jesse E. Walker, RLS dated November 21, 2011 is a new and separate parcel, Map 114 Parcel 341.00, cut out from the Original Parcel.

* As a result of this transfer, **Steven D. Hawkins and wife, Diana R. Hawkins** will hold a One Hundred percent (100%) interest as Tenants by the Entirety in the above described property according to a survey by Jesse E. Walker, RLS dated November 21, 2011.

* **Ira Vaughn Hawkins** and **Vaughn Hawkins** are one and the same person.
* **Vickie A. Hawkins** and **Vickie Hawkins** are one and the same person.

This conveyance is subject to any easements of record.

This is unimproved property that fronts **Old Charlotte Pike, River Road and Gower Road.**

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 17th day of April, 2012.

Ira Vaughn Hawkins

Vickie A. 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 **Ira Vaughn 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 17th day of April, 2012.

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 **Vickie A. 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 17th day of April, 2012.



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 17th day of April, 2012.

Notary Public

My Commission Expires:
Sep. 8, 2013

