BILL GARRETT, Davidson County
Trans:T20120033893 DEEDQC
Recvd: 05/08/12 13:29 3 pgs
Fees:17.00 Taxes:0.00
20120508-0039821

QUITCLAIM DEED

This instrument was prepared by:
Rick G. Mansfield
Attorney at Law
110 South Maple Street
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this
4th day of May, 2012.

Notary Public
My commission expires: 7-21-2013

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas L. Kinnie, Jr. 2739 American Horse Trail Murfreesboro, TN 37127	same as owner	Map & Parcel: 168-00-0-044.02

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, THOMAS L. KINNIE, JR., for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto THOMAS L. KINNIE, JR. and wife, PATTY P. KINNIE, their heirs, successors, and assigns, their entire right, title and interest in and to a certain tract of land located in the Davidson County, Tennessee, described as follows:

See attached Legal description.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of May, 2012.

THOMAS L. KINNIE, JR.

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Thomas L. Kinnie, Jr., the within named 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 the 4th day of May, 2012.

Notary Public

My Commission expires: 7-21-2013

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 12926

EXHIBIT A

Tract No. 1:
Lying and being in the 9th, formerly the 14th Civil District of Davidson County, on the north side of Old Harding Road, being a part of tract of land as of record in Book 1769, page 421, Register's Office for said County, and described according to a copy of a survey thereof by S.H. Hutchinson, Surveyor, date May 5, 1964, as follows: Beginning at a point in the center of the Old Harding Road at the southwest corner of the original L.C. Buttrey 4.25 acre tract which is now also owned by P. B. Kinnie; thence with the center line of said Old Harding Road, S 49 deg. 30' W 55 feet to a point in said Road; thence leaving said Road, passing through a stake on the north margin, along Kinnie's new line, N 13 deg. 30' W 775 feet to a stake; thence S 76 deg. 30' W 160 feet to a stake; thence N 13 deg. 30' W 224 feet to a small tree, cedar point; thence N 63 deg. E 214 feet to a stake in a fence; thence S 13 deg. 30' E 1,027.2 feet to the point of beginning, containing 2.08 acres, more or less.

Being the same property conveyed to Phillip B. Kinnie, Jr. and wife, Gertrude I. Kinnie, by deed dated December 29, 1971, from O. A. Kinnie and wife, Mary Catherine Kinnie, as shown of record in Book 4639, page 85, Register's Office for Davidson County, Tennessee. Gertrude I. Kinnie predeceased Phillip B. Kinnie, Jr. on March 14, 2000, leaving Phillip B. Kinnie, Jr., as surviving owner of the above property via Tenancy by the Entirety. Phillip B. Kinnie, Jr. a/k/a Phillip B. Kinnie, died testate of July 26, 2011, leaving his real property 50% to Glenn A. Kinnie and 50% to Thomas Linton Kinnie, Jr., by a last Will and Testament filed on September 14, 2011, of record at Docket #11P1333, County Clerk's Office for Davidson County, Tennessee.

Tract No. 2:
A certain tract of land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described as follows:
Beginning at an iron pin situated at the intersection of the McPhearson fence line and the Sullivan line; thence S 8 deg. 30' E 1250 feet to an iron pin in the Sullivan line; thence S 20 deg. E 151 feet to an iron pin on the north edge of U.S. Highway 100; thence N 73 deg. 10' E 530 feet with the Highway 100 right of way to the intersection of the center line of Old Harding Road; thence with the centerline of Old Harding Road N 32 deg. E 162 feet to an iron pin; thence N 49 deg. 30' E 84 feet to an iron pin on the north edge of Old Harding Road; thence N 12 deg. W 1461 feet with the P.B. Kinnie, Sr., line to an iron pin in an existing fence row; thence with the McPhearson fence line S 54 deg. 45' W 708 feet to the beginning, containing 23.34 acres, more or less. Included in the above description, but excluded therefrom is an 1.66 acre tract conveyed earlier by Phillip B. Kinnie, Sr. et ux, to Phillip B. Kinnie, Jr. et ux, allowing for the deduction of the 1.66 acre tract, said tract now conveyed contains 21.68 acres.
INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM IS ANY OF THE PROEPRTY THAT MAY BE IN THE ABOVE DESCRIPTION BUT CONVEYED OUT IN THE FOLLOWING DEEDS: Book 6711, page 616; Book 6711, page 619; Book 6711, page 622; Book 6711, page 628; and Book 6711, page 631; Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Thomas L. Kinnie, Jr., married, by deed from Glenn A. Kinnie, and The Estate of Phillip B. Kinnie, as shown of record as Instrument # 20120508-0039820, Register's Office for Davidson County, Tennessee.