BILL GARRETT, Davidson County
Trans:T20120089227 DEEDQC
Recvd: 11/21/12 13:05 4 pgs
Fees:22.00 Taxes:0.00
20121121-0107532

THIS INSTRUMENT PREPARED BY:

Jennifer L. Johnson
Attorney at Law
2320 Bryana Ct.
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Archie Grant, III 979 Hitt Lane Goodlettsville, TN 37072	New Owner	Map 025 Parcels 3 and 185

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ARCHIE T. GRANT, JR. and wife RUBY JEAN GRANT, hereinafter collectively called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ARCHIE T. GRANT, III, hereinafter the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Archie T. Grant, III, with a Life Estate reserved unto Archie T. Grant, Jr. and wife Ruby Jean Grant and Ruby May Grant, by Deeds from Archie T. Grant, Jr., joined by his wife Ruby Jean Grant and Ruby May Grant, an unremarried widow, of record in Book 9202, Page 346, and Book 9206, Page 670, Register's Office for Davidson County, Tennessee, and further conveyed to Archie T. Grant, III from Ruby May Grant as Grantor, joined by Archie T. Grant, Jr. and wife Ruby Jean Grant, by Quitclaim Deed of record in Instrument Number 20070604-0065674, said Register's Office. Said Quitclaim Deed was executed solely for the purpose of terminating the life estate of the Grantor, Ruby May Grant, previously reserved under said Deeds of record in Book 9202, Page 346, and Book 9206, Page 670, said Register's Office

The Grantor herein hereby executes this instrument for the sole purpose of terminating any life estate held by Archie T. Grant, Jr., and wife Ruby Jean Grant reserved under that Quitclaim Deed of record in Instrument Number 20070604-0065674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of November, 2012.

Archie T. Grant, Jr.

Archie T. Grant, Jr.

Ruby Jean Grant

Ruby Jean Grant

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 Archie T. Grant, Jr., and Ruby Jean Grant, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of November, 2012.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/1/15

Jennifer L. Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Ruby Jean Grant
Affiant

Subscribed and sworn to before me this
13 day of November, 2012.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer L. Johnson
Notary Public
My commission Expires 3/1/15

EXHIBIT "A"
Legal Description

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing iron rod on the northerly right-of-way line of Hitt Lane at a corner common with the property of Joyce F. Jackson of record in Book 11291, Page 257;

Thence leaving the northerly right-of-way line of Hitt Lane with the easterly property line of Joyce F. Jackson, North 02 deg 57 min 50 sec East, 20.40 feet to the true point of beginning for this tract;

Thence with the northerly property line of said Joyce F. Jackson for the following nine calls:
1) South 76 deg 57 min 50 sec West, 244.20 feet to an existing iron rod,
2) south 58 deg 33 min 34 sec West, 130.27 feet to an existing iron rod,
3) North 89 deg 29 min 17 sec West, 415.38 feet to an existing iron rod,
4) North 65 deg 02 min 06 sec West, 207.24 feet to a point,
5) North 60 deg 27 min 54 sec West, 498.28 feet to a fence post,
6) North 82 deg 08 min 50 sec West, 586.55 feet to a fence corner in a birch tree,
7) South 67 deg 26 min 53 sec West, 527.65 feet to an existing iron rod,
8) South 63 deg 00 min 56 sec West, 248.49 feet to an existing railroad spike,
9) South 08 deg 55 min 18 sec West, 230.97 feet to an existing iron rod at a corner common with the property of Wayne Edward Suey et ux;

Thence with the northerly property line of Wayne Edward Suey, et ux, South 80 deg 31 min 55 sec West, 814.03 feet to a fence post;

Thence with the easterly line of Wayne Edward Suey, et ux, North 09 deg 52 min 47 sec East, 357.02 feet to an existing iron rod at a corner common with the property of Archie T. Grant Jr. and wife, Ruby J. Grant of record in Book 6123, Page 475;

Thence with the easterly property line of Archie T. grant Jr. and wife for the following two calls:
1) North 01 deg 48 min 33 sec East, 131.02 feet to a point,
2) North 39 deg 27 min 38 sec East, 222.00 feet to a point at a corner common with the property of R. Dale Andrews and Patti L. Andrews of record in Instrument Number 20050301- 0022412;

Thence with the southerly property line of said Andrews for the following four calls:
1) North 69 deg 24 min 12 sec East, 714.56 feet to a fence post,
2) North 65 deg 27 min 08 sec East, 562.67 feet to an existing iron rod,
3) North 67 deg 25 min 55 sec East, 174.78 feet to an existing iron rod,
4) South 79 deg 51 min 44 sec East, 66.17 feet to an existing iron rod at a corner common with the property of said William N. Gore Jr. et ux;

Thence with the southerly property line of Gore for the following three calls:

1) South 69 deg 08 min 46 sec East, 1385.07 feet to an existing iron rod,
2) South 85 deg 30 min 20 sec East, 256.52 feet to an existing iron rod,
3) North 84 deg 04 min 22 sec East, 384.70 feet to a point at a corner common with the property of Sylvia M. Grant of record in Book 9202, Page 342;

Thence with the westerly property line of Sylvia M. Grant, South 05 deg 25 min 03 sec West, 339.43 feet to the point of beginning, containing 1,762,143 square feet or 40.453 acres more or less.