BILL GARRETT, Davidson County
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Prepared by:
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THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE ALL THREE PARCELS HEREIN DESCRIBED INTO ONE PARCEL.

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP & PARCEL
Larry D. Crabtree Mauna Faye Crabtree 3636 Baxter Road Joelton, Tennessee 37080	New Owners	008-00-0 090.00 14D 37195 008-00-0 102.00 14D 37150 008-00-0 232.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantees and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

LARRY D. CRABTREE and MAUNA FAYE CRABTREE, Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said LARRY D. CRABTREE and MAUNA FAYE CRABTREE, the Grantees herein, their successors, heirs and assigns, all of their right, title, and interest in certain real estate in Davidson County, Tennessee, as follows:

TRACT I

The following certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in said County, in the 14th Civil District, and beginning at an iron spike in the center line of Baxter Road, Oval Adcox southwest corner, and the southeast corner of this land, thence with said center line north 83 deg. 40′ west 296 feet to an iron spike, a corner to pryor; thence with the line of said pryor north 3 deg. 45′ east 515.5 feet to a stake 10 feet south of the south wall of a barn, a corner in the line of said pryor; thence with the line of said pryor as follows: north 86 deg. 15′ west 20 feet to a stake; north 3 deg. 45′ west 958 feet to a stake; north 41 deg. 20′ east 81.5 feet to a marked 10 inch poplar near the southeast corner of a barn; north 3 deg. 20′ east 82 feet to a marked 6 inch hickory; north 27 deg. 40′ east 92.5 feet to a 12 inch white oak; north 3 deg. 45′ east 145 feet to a stake, a corner to said pryor in the line of T. S. Baxter; thence with a fence and the line of said Baxter south 86 deg. 00′ east 265.5 feet to an 8 inch red oak and 24 inch poplar grown together, a corner to aforesaid Adcox in the line of said Baxter; thence with the line of said Adcox south 3 deg. 00′ west 1,910 feet to the beginning, containing 12.11 acres, more or less, and being the easterly portion of the real estate conveyed by Velma Louise Brown et vir W. H. Brown to W. T. Cook et ux Pauline Lancaster Cook by a deed of record in the Office of the Register for Davidson County, Tennessee, in Deed Book 2652, page 293, R.O.D.C., Tennessee.

BEING part of the property conveyed to Larry D. Crabtree and Mauna Faye Crabtree by deed from James Albert Pate, Jr. and wife, Martha Sloan Pate, dated June 20, 1988, of record in Book 7581, page 34, said Register's Office.

TRACT II

The following certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Land in said County as above stated in Tract I and described according to a survey made by G. Barry Greer, Surveyor, dated June 7, 1967, as follows: Beginning in the center line of Baxter Road at a railroad spike set at the southwesterly corner of the property conveyed to said Oval Adcox by deed from

Laura Adcox Puckett and recorded in Book 3283, page 383, R.O.D.C., Tennessee, said beginning point being also the southeasterly corner of the property conveyed to said John O. Adamson and wife Willie Dell Adamson by deed from Pauline Lancaster Cook, a widow, of record in Book 3929, page 547, said Register's Office; thence along the common line of Adamson and Adcox, north 02 deg. 09' east 1,023.3 feet to a point, and then north 04 deg. 34' east 21.7 feet to an iron pin; thence south 86 deg. 08' east 125.0 feet to an iron pin; thence south 02 deg. 12' west 1,045.0 feet to an iron spike set in the center line of Baxter Road; thence, along the center line of said road, north 86 deg. 08' west 125.0 feet to the beginning, and containing 3.0 acres, more or less.

BEING part of the property conveyed to Larry D. Crabtree and Mauna Faye Crabtree by deed from James Albert Pate, Jr. and wife, Martha Sloan Pate, dated June 20, 1988, of record in Book 7581, page 34, said Register's Office.

TRACTS I and II, above, BEING the same property conveyed to JAMES ALBERT PATE, JR. and wife, MARTHA SLOAN PATE, by deed from JOHN O. ADAMSON and wife, WILLIE DELL ADAMSON, of record in Book 4651, page 285, said Register's Office.

TRACT III

The following certain parcel or tract of land in Davidson County, State of Tennessee, containing 9.37 acres, more or less, and more particularly described as follows, to wit:

Beginning at a stone in J. Baxter's line, the southeast corner of the land herein described; running thence north 1 degree east 17.3 poles to a point 2 poles south of a spring; thence down Raccoon Branch with its meanders as follows: South 89 degrees west 20.5 poles; north 60 ¼ degrees west 10.10 poles; north 85 ½ degrees west 8 poles; north 19 ½ degrees west 5.6 poles; north 85 ½ degrees west 5.4 poles; north 27 degrees west 5.16 poles; south 81 degrees west 10.7 poles; north 5 degrees east 10 poles; north 52 ½ degrees west 13 poles; north 35 ½ degrees west 10 poles; north 31 ½ degrees west 11.3 poles; north 24 degrees west 13.7 poles; north 30 degrees west

5.9 poles; north 2 ¼ degrees west 13 poles; north 80 degrees west 4.8 poles; north 46 degrees west 11.88 poles; north 38 ½ degrees west 17 poles to a stake, beech pointers, formerly Dr. Gentry's corner; thence leaving said branch and running north 87 degrees west 9 poles to a stone at the roots of a dead white oak, then south 1 degree west 117 poles to a gum pointer' thence south 88 ½ degrees east 118.5 poles to the beginning, containing 41 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION OF TRACT III, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING THREE (3) PARCELS OF LAND, to wit:

Tract or Parcel One (1), being the property described in Book 4141, page 279, and being more particularly described as follows:

Beginning in the center line of Baxter Road at a railroad spike set at the southwesterly corner of the property conveyed to said Oval Adcox by deed from Laura Adcox Puckett, as of record in Book 3283, page 383, Register's Office for said County, said beginning point being also the southeasterly corner of the property conveyed to said John O. Adamson and wife, Willie Dell Adamson, by deed from Pauline Lancaster Cook, a widow, of record in Book 3929, page 547, said Register's Office, thence, along the common line of Adamson and Adcox, north 02 deg. 09' east 1,023.3 feet to a point, and then north 04 deg. 34' east 21.7 feet to an iron pin; thence south 86 deg. 08' east 125.0 feet to an iron pin; thence south 02 deg. 12' west 1,045.0 feet to an iron spike set in the center line of Baxter Road; thence, along the center line of said road, north 86 deg. 08' west 125.0 feet to the beginning, and containing 3.0 acres, more or less.

and

Tract or Parcel Two (2), being the property described in Book 5345, page 987 and in Book 5357, page 923 wherein it is rerecorded by instrument of correction, and being more particularly described as follows:

Beginning at an iron pin in the center line of Baxter Road approximately ½ mile from Highway 431, being the Southeast corner of this tract and the southwest corner of the McCormick property of record in Book 4783, page 585, Register's Office for Davidson County, Tennessee; thence with the centerline of Baxter Road N. 85° 30′ W.474.012 foot to an iron pin in the centerline of said road; being the Southwest corner of this tract and the Southeast corner of the Adcox property (of which this is a portion) of record in Book 3283, page 383, said Register's Office; thence with Adcox's line N 8° 48′ East 325.64 of this tract and the Northeast corner of this tract and the Northeast corner of said Adcox property; and being in the Armstrong property line of record in Book 554, page 551, said Register's Office; thence with the Armstrong property south line S 75° 34′ East 242.11 feet to an iron pin; S 84° 13′ E 208.70 feet to an iron pin near a spring and being the Northeast corner of this tract and the Northwest corner of the McCormick property; thence with the McCormick property S 4° 00′ W.277.54 feet to the beginning.

Being part of the property conveyed to Oval Adcox by deed from Laura Adcox Puckett dated October 4, 1961, of record in Book 3283, page 303, said Register's Office.

Being the same property conveyed to Frank Adcox and Oval Adcox by deed from L. A. Cantrell and wife, Willie Cantrell, of record in Book 1643, page 627, said Register's Office. By deed of record in Book 1974, page 303, said Register's Office, a one-half undivided interest was conveyed to Laura Adcox Puckett. By deed of record in Book 3283, page 383, said Register's Office, Laura Adcox Puckett conveyed a one half undivided interest to Oval Adcox. By quitclaim deed of record in Book 6280, page 796, said Register's Office, a tenancy by the entireties was created in Oval Adox and wife, Helen Frances Adcox. By quitclaim deed of record in Document No. 200202250023754, said Register's Office, subject property was conveyed to the Helen Adcox Trust. By Order Approving Sale of Real Property No. 03P-673, in the seventh Circuit Court for Davidson County, Tennessee, Probate division, and recorded prior hereto and simultaneously herewith, Thomas H. Ware,

Successor Trustee for the Helen Adcox Trust, was authorized and empowered to convey subject property.

This is improved property, known as: 3612 Baxter Road, Joelton, Tennessee 37080.

and

Tract or Parcel Three (3), being the property conveyed by Warranty Deed dated April 1, 2004, from Larry D. Crabtree and spouse, Mauna F. Crabtree ("Grantors"), to Joe N. Smith and spouse, Elizabeth C. Smith ("Grantees"), as described in Book and page DB-20040402-0037526, and being more particularly described as follows:

Being a portion of the land shown on Tax Map # 8, Parcel # 29. Recorded in Deed Book # 6280, Page # 29 and lying in the 14th Civil District of Davidson County, Tennessee.

Beginning at a point in the center line of Baxter Road, said point being the southeast corner of Tract # 1 and the southwest corner of herein described tract;
Thence leaving said road with the line of Tract # 2 N02°45'24"W 1051.55' (passing a witness pin at 25.00') to an iron pin new;
Thence N21°25'07"E 591.96' to a point in the center of the creek, (passing a witness pin at 561.96'), said point being a corner to Tract # 1 and the northwest corner of herein described tract;
Thence with the line of Armstrong (DB # 7505, PG # 657) and the center of the creek for the next 26 calls:
S35°39'36"E 39.00'
S86°08'38"E 77.58'
S01°02'04" E 117.01'
S08°03'03"E 77.18'
S17°19'23"E 75,26'
S36°58'50"E 59.95'
S27°41'03"E 145.97'
S38°59'19"E 45.61'
S42°16'45"E 148.80'
S23°05'30"E 71.50'

S33°14'48"E 139.00'
S39°48'27" E 77.45'
S43°12'42"E 31.79'
S58°40'04"E 109.79'
S23°15'16"E 59.79'
S29°58'53"W 123.30'
S83°13'11"E 52.78'
N80°34'36"E 94.15'
N77°41'24"E 71.80'
S27°42'20"E 95.76'
N72°08'06"E 82.15'
S01°30'52"E 49.48'
S30°58'45"W 65.01'
S65°42'46"E 18.32'
N83°25'35"E 70.90'
S83°31'16"E 88.42' to a point, said point being in the line of Armstrong, the southwest corner of Miller (DD # 5357, PG # 923) and a corner of herein described tract;
Thence leaving the creek and proceeding with the line of Miller S02°38'09"W 329.21' to a railroad spike (old) in the middle of Baxter Road;
Thence with the center of Baxter Road S89°19'28"W 1356.04' to the point of beginning.

Containing: 25.668+/- Acres

Being part of the same property conveyed to Larry Crabtree and spouse, Mauna Crabtree, by deed of record as Instrument No. 20040227-0022509, said Register's Office.

TRACT III above, prior to reduction by Tract or Parcel Three (3), BEING the same property conveyed to Larry Crabtree and spouse, Mauna Crabtree, by deed of record as Instrument No. 20040227-0022509, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of all three (3) Tracts of said real estate in fee simple, have a good right to convey them, and that each of the same is unencumbered, except as may be noted of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of December, 2012.

Larry D. Crabtree
LARRY D. CRABTREE

Mauna Faye Crabtree
MAUNA FAYE CRABTREE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CELESTINE M. CLIFF, a Notary Public in and for said County and State, LARRY D. CRABTREE and MAUNA FAYE CRABTREE, the within named 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 DAVIDSON COUNTY, Tennessee, this 31st day of DECEMBER, 2012.

Celestine M. Cliff
NOTARY PUBLIC

CELESTINE M. CLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

June 21, 2016

COMMISSION EXPIRES:
June 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$0
Mauna Faye Crabtree
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Jan 20 13
Deputy Register