BILL GARRETT, Davidson County
Trans:T20130001911 DEEDQC
Recvd: 01/08/13 09:56 2 pgs
Fees:12.00 Taxes:0.00
20130108-0002314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 OF June 2013, 2012.

Notary Public

MY COMMISSION EXPIRES: July 26, 2016

(AFFIX SEAL)

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DOUGLAS JOHNSON, ET AL	Same	**056-00-0-019.00**
(NAME) 4457 Pecan Valley Rd	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LEWIS KENNEDY JOHNSON AND WILLIAM DEWAYNE JOHNSON, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF WILLIAM DOUGLAS JOHNSON, DECEASED, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **JAMES DOUGLAS JOHNSON, LEWIS KENNEDY JOHNSON, AND WILLIAM DEWAYNE JOHNSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described partly according to a survey made by H. B. Fowlkes, Surveyor, May 1947, as follows:

Beginning at a point in the center of Black Creek Road, at a point North 43 degrees 41 min. East 300 feet and North 47 degrees 03 Min. East 52 feet from the southeast corner of a tract of land conveyed to H. L. Cantrell; thence with the center of said Road, North 47 degrees 03 Min. East 56 feet to a point; thence North 15 degrees West 121.5 feet to a stake; thence South 77 degrees 38 Min. West 94 feet to a point; thence southeastwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to William Douglas Johnson and wife, Virginia (Virgie) Marie Johnson from Paul L. Reese by deed of record in Book 4433, page 919, Register's Office for Davidson County, Tennessee. The said William Douglas Johnson having survived Virginia (Virgie) Marie Johnson and has since died leaving Lewis Kennedy Johnson and William Dewayne Johnson, as his devisees under his Last Will and Testament. See Docket No. 11P-589 Seventh Circuit Court, Davidson County, Tennessee, Probate Division.

Tract 2: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Robert M. Dishner, Surveyor, dated May 1, 1975, as follows:

Beginning at a nail in cap placed in the center of Pecan Vally (Valley) Road; thence along the center of said road and in a southwesterly direction 42.4 feet to a point; thence leaving the center line of said road, North 15° West 121.5 feet to a point; thence South 77° 38' West 247 feet to a drilled hole on flat rock in creek bed; thence North 20° 04.5' West 104.3 feet to an iron pin; thence North 82° 44' West 200 feet to an iron pin; thence South 23° 46' East 174.7 feet to the point of beginning, and containing 0.5 acres, more or less.

Being the same property conveyed to William Douglas Johnson and wife, Virgie M. Johnson from Wayne M. McInturff, Wilbon R. McInturff, Bettye M. Hunting, Hannah McTaggart, and Modean E. Hill by deed of record in Book 4943, page 405, Register's Office for Davidson County, Tennessee. The said William Douglas Johnson having survived Virginia (Virgie) Marie Johnson and has since died leaving Lewis Kennedy Johnson and William Dewayne Johnson, as his devisees under his Last Will and Testament. See Docket No. 11P-589 Seventh Circuit Court, Davidson County, Tennessee, Probate Division.

This legal description is the same as appears on the previous deed of record.

PAMELA MARIE JOHNSON and JAMES DOUGLAS JOHNSON, children of WILLIAM DOUGLAS JOHNSON join in this conveyance to convey any right, title, or interest that they may have as heirs of the Deceased and to further consent and acknowledge the conveyance is being carried out with their consent and knowledge.

Unimproved ( )
This is improved(X) property known as **4457 PECAN VALLEY ROAD, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 7 day of January, 2013 ~~2012~~.

LEWIS KENNEDY JOHNSON

WILLIAM DEWAYNE JOHNSON

PAMELA MARIE JOHNSON

JAMES DOUGLAS JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Douglas Johnson,** the 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 at office this 7 day of January, 2013 ~~2012~~.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lewis Kennedy Johnson,** the 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 at office this 7 day of January, 2013 ~~2012~~.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Pamela Marie Johnson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of January, 2013 ~~2012~~.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Dewayne Johnson**, the 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 at office this 7 day of January, 2013 ~~2012~~.

My Commission Expires: July 7, 2014

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public