PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130006365 DEEDQC
Recvd: 01/23/13 14:26 2 pgs
Fees:12.00 Taxes:0.00
20130123-0007501

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51632

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susannah B. Scott-Barnes, Trustee 6207 Hillsboro Pike Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 14400006900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CHRISTY W. IVEY, TRUSTEE OF THE WJM TRUST U/A/D October 5, 2012,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and quitclaim unto **SUSANNAH B. SCOTT-BARNES, TRUSTEE OF THE SUSANNAH SCOTT-BARNES REVOCABLE TRUST U/A DATED DECEMBER 11, 2008,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Tract 1:

Land lying in the Seventh Civil District of Davidson County, Tennessee, being more particularly described according to a survey by Turner Engineering Company, dated August 16, 1965, and further detailed on October 6, 1975, with all Book and Page references herein being to the records in the Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point a the southwest corner of the property conveyed to James D. Martin and wife, Alice Martin, by deed of record in Book 261, page 391, and the southeast corner of the property conveyed to James Martin by deed of record in book 522, page 161; thence leaving said dividing line North 83 deg. 28 min. West 98.20 feet to a point; thence South 52 deg. 46 min. West 751.30 feet to a point; thence South 87 deg. 12 min. West 105.10 feet to a point; thence North 12 deg. 44 min. West 699.80 feet to a point, said point being in the southwest corner of the property conveyed to Daniel R. Hightower et ux by deed of record in Book 4984, page 633; thence with Hightower's southerly line South 89 deg. 01 min. 30 sec. East 289.0 feet to a point on the curving westerly margin of the terminus of a 50 foot private road; thence, northeasterly with said curve having a radius of 50 feet for a distance of 114.45 feet to the beginning of a curve to the left; thence with said curve having a radius of 100 feet, a distance of 58.58 feet to a tangent point; thence South 81 deg. 26 min. 30 sec. East 213.00 feet to the beginning of a curve to the right; thence, with said curve having a radius of 1,683.9 feet, a distance of 303.69 feet to a point; thence South 71 deg. 06 min. 30 sec. East 31.8 feet to a point being the southeast corner of Hightower's property; thence crossing said private road South 5 deg. 21 min. West a distance of 151.67 feet to the point of beginning.

Tract 2:

A perpetual easement in and over an existing private roadway for ingress and egress from the above described property and Hillsboro Road, a part of which private road is included with the above described property and which private road is 50 feet in width except where it widens as it enters the cul-de-sac at its terminus, the center line of which is described with reference to the deeds of record in Book 4373, page 407, and Book 4983, page 633, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100 foot right -of-way), said beginning point being South 30 deg. 11 min. West a distance of 140.6 feet from a concrete monument at the southeast corner of Chickering Valley subdivision, of record in Book 2331, page 123; thence from said beginning point, North 72 deg. 27 min. West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with a radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82 deg. 47 min. West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinabove described property and any part thereof contiguous to said private road, but said easement shall [be] non-exclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr.

and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed by deeds of record in Book 4373, page 407 and in Book 4984, page 633.

Tract 3:

A tract of land in the City of Forest Hills, Davidson County, Tennessee, and being more particularly described according to a boundary survey by Turner Engineering Co., Inc., dated September 5, 1985, as follows:

Beginning at an old iron pin in concrete, said iron pin being the northwest corner of property conveyed to Henry Pendergrass and wife, Carol D. Pendergrass, by deed of record in Book 5040 page 280, Register's Office for Davidson County, Tennessee; thence North __° 37' 04" West 58.77 feet to a concrete monument; thence North 11° 49' 06" West .96 feet to a point; thence with an existing fence the following calls and distances: South 87° 45' 16" East 87.26 feet to a point; thence North 13° 50' 30" East 9.9 feet to a point; thence North 26° 33' 29" East 10.03 feet to a point; thence North 37° 09' 26" East 10.59 feet to a point; thence North 62° 38' 57" East 9.83 feet to a point; thence South 85° 09' 12" East 8.43 feet to a point; thence South 55° 39' 26" East 9.9 feet to a point; thence South 48° 16' 10" East 10.07 feet to a point; thence South 33° 48' 00" East 10.18 feet to a point; thence South 27° 19' 42" East 10.07 feet to a point; thence South 13° 51' 46" East 9.89 feet to a point; thence South 9° 09' 23" East 10.17 feet to a point; thence South 4° 50' 04" East 9.83 feet to a point; thence South 8° 22' 38" East 9.70 feet to a point; thence North 88° 20' 06" East 46.22 feet to a point; thence North 3°46' 43" West 9.91 feet to a point; thence South 87° 48' 10" East 30.56 feet to a point; thence South 83° 26' 07" East 87.11 feet to a point in the terminus of a private drive; thence with the margin of said private drive in a southwesterly direction with a curve having a radius of 50 feet and an internal angle of 25° 40' 31", a distance of 22.41 feet to an old iron pin; thence North 89° 10' 20" West 294.98 feet to the point of beginning, containing 13,351 square feet more or less.

Being the same property conveyed to Christy W. Ivey, Trustee Trustee of the WJM Trust, u/a/d October 5, 2012, by Warranty Deed and Quitclaim Deed, respectively, from Elizabeth Clark Rose Bivens, James Hunter Atkins, Sr. and Elizabeth Clark Rose Bivens as Co-Trustees of the Mirita Johnston Rose Residuary Trust for the benefit of Elizabeth Clark Rose, Anthony A. Rose, Jr., James Hunter Atkins, Sr. and Anthony A. Rose as Co-Trustees of the Mirita Johnston Rose Residuary Trust for the benefit of Anthony A. Rose, Miriam Michael Rose, James Hunter Atkins, Sr., and Miriam Michael Rose as Co-Trustees of the Mirita Johnston Rose Residuary Trust for the benefit of Miriam Michael Rose, of record as Doc. Nos. 20121008-0091734 and 20121008-0091735, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 6207 Hillsbobo Pike, Nashville, Tennessee 37215

WITNESS THE EXECUTION HEREOF this 5th day of October, 2012 .

Christy W. Ivey, Trustee of the WJM Trust
U/A/D October 5, 2012

State of TENNESSEE
County of DAVIDSON

On this 5th day of October, 2012 , before me the undersigned authority, personally appeared **Christy W. Ivey** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: _____ Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Sworn and subscribed before me this 5th day of October, 2012.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: _____ Notary Public