This instrument prepared by:
Paul T. Housch, Esq.., BPR #011538
Attorney at Law
222 Second Ave. North, Suite 310
Nashville, TN 37201

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) John E. Clemmons	(NAME) Gladys J. Clemmons	Map/Parcel 04400001100
(STREET ADDRESS) 209 Dry Creek Road	(STREET ADDRESS) 1102 Robinson Road	
(CITY) Goodlettsville (STATE) TN (ZIP) 37072	(CITY) Old Hickory (STATE) TN (ZIP) 37138	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gladys J. Clemmons, a widow,** Grantor, does hereby quitclaim and convey to **John E. Clemmons,** Grantee, his heirs, successors and assigns, a **one-sixth (1/6) undivided interest as tenant in common,** to the following described real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO

FOLLOWING THE EXECUTION OF THIS DOCUMENT, 100% OF THE INTERESTS IN THE ABOVE DESCRIBED REAL ESTATE WILL BE:
66% undivided tenant in common interest in Gladys J. Clemmons, 33% undivided tenant in common interest in John E. Clemmons and a 1% undivided tenant in common interest in John E. Clemmons, Amelia F. Woods and Billy R. Clemmons with rights of survivorship between them.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 25th day of April, 2013.

Affiant

My commission expires: 5 NOV 2014
(Affix Seal)

Notary Public

PAUL TOBY HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved property known as 1102 Robinson Road, Old Hickory, Tennessee 37138.

Witness my hand this 25th day of April, 2013.

Gladys J. Clemmons by Amelia F. Woods attorney in Fact
Gladys J. Clemmons by Amelia F. Woods, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Amelia F. Woods, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Attorney in Fact for Gladys J. Clemmons, and that she, being authorized to do so by Durable Power of Attorney recorded in Book 11760, page 887, Register's Office of Davidson County, Tennessee, executed the within instrument on behalf of Gladys J. Clemmons as Attorney in Fact for the purposes therein contained, as the free act and deed of Gladys J. Clemmons.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of April, 2013.

Notary Public
My commission expires: 5 NOV 2014

PAUL TOBY HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130034163 DEEDQC
Recvd: 04/25/13 14:24 3 pgs
Fees:17.00 Taxes:0.00

20130425-0041322

EXHIBIT "A"
LEGAL DESCRIPTION

Said real estate located in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being a certain tract or parcel of land situated and being in the Fourth Civil District of Davidson County in Hadley's Bend of the Cumberland River near Old Hickory, Tennessee, and described more particularly as follows:

Beginning at a point in the center of a 50 foot wide new road (100 feet wide adjacent to Tract No. 20) at a point 2893.5 feet, more or less, in a southeasterly direction from the center of the New Bridge Road; thence along the center of said new road S 23° 47' E 402.2 feet, more or less, to a point; thence continuing along the center of said new road S 25° 23' E 268.2 feet, more or less, to a point; thence continuing along the center of said new road S 34° 11' E 135.0 feet, more or less, to a point; thence continuing along the center of said new road S 43° 23' E 36.7 feet, more or less, to a point; thence S 54° 45' W 675 feet, more or less, to a stake; thence S 01° 28' W 2614.7 feet, more or less, to a stake at top of Cumberland River bank, a distance of 75 feet, more or less, from water's edge; thence N 47° 43' W 512 feet, more or less, to a stake a distance of 60 feet, more or less, from water's edge; thence N 47° 43' W 500 feet, more or less, to a stake, a distance of 115 feet, more or less, from water's edge; thence N 53° 13' W 220 feet, more or less, to a stake, a distance of 125 feet, more or less, from water's edge; thence N 53° 13' W 500 feet, more or less, to a stake a distance of 105 feet, more or less, from water's edge; thence N 53° 13' W 500 feet, more or less, to a stake, a distance of 95 feet, more or less, from water's edge; thence N 35° 42' E 2210.7 feet, more or less, to a stake; thence N 55° 18' E 870 feet, more or less, to a point of beginning, and containing by planimeter calculation, 88.63 acres, more or less, but excluding a strip along the easterly margin of said tract No. 20 between the center and the westerly margin of said new road, 50 feet wide and approximately 842.1 feet long, all as shown on accompanying map by S.M. McMurray Co. And being subject to all easements and rights of way as now located on said premises.

INCLUDED in the above described property but specifically EXCLUDED therefrom is the following tract of land:

BEGINNING at an iron pin set in the Westerly right-of-way of Robinson Road at the Northeast corner of the B.E. Clemmons, et ux. property of record in Book 2143, Page 19, RODC, TN, said pin also being the Northeast corner of the herein-described tract and the Southeast corner of The Knoll Subdivision of record in Book 2330, page 94, RODC, TN; thence from said point of beginning with the right-of-

way of Robinson Road South 19 deg. 20 min. 24 sec. East 232.72 feet to an iron pin set; thence leaving Robinson Road with a new line severing the Clemmons' property of which this is a part South 56 deg. 37 min. 33 sec. West 878.20 feet to an iron pin set; thence North 34 deg. 17 min. 39 sec. West 216.09 feet to an iron pin set in the Southerly line of The Knoll Subdivision aforementioned; thence with said line North 40 deg. 33 min. 35 sec. East 141.41 feet to an existing railroad iron; thence North 58 deg. 39 min. 41 sec. East 270.57 feet to a concrete monument; thence North 58 deg. 47 min 23 sec. East 50.42 feet to a concrete monument; thence North 58 deg. 44 min. 51 sec. East 481.76 feet to the point of beginning, containing 5.01 acres, more or less.

Being part of the same property conveyed to BURNICE CLEMMONS and GLADYS J. CLEMMONS, by deed from Howard L. Daniel and wife, Kate S. Daniel, dated April 21, 1953, of record in Book 2143, Page 19, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to BURNICE E. CLEMMONS and GLADYS J. CLEMMONS as equal tenants in common, by deed from Burnice E. Clemmons and Gladys J. Clemmons, dated November 20, 2001, of record as Instrument Number 20011121-0127925, Register's Office for Davidson County, Tennessee. Burnice E. Clemmons conveyed a 99.5% interest to himself and a 0.5% interest to John E. Clemmons, Amelia F. Woods and Billy R. Clemmons with right of survivorship as between them by Quiclaim Deed of Record in Instrument No. 20011121-0127926, Register's Office of Davidson County, Tennessee. Gladys J. Clemmons conveyed a 99.5% interest to herself and a 0.5% interest to John E. Clemmons, Amelia F. Woods and Billy R. Clemmons with rights of survivorship as between them by Quiclaim Deed of Record in Instrument No. 20011121-0127927, Register's Office of Davidson County, Tennessee. The said Burnice E. Clemmons having since died testate and devised his interest (equal to 99.5% of 50%) in the herein described property to Gladys J. Clemmons, Docket No. 07P-1200, Probate Court for Davidson County, Tennessee, and title was vested in Gladys J. Clemmons as to the 99% interest and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons as to the 1% with right of survivorship as between them.