BILL GARRETT, Davidson County
Trans:T20130036308 DEEDQC
Recvd: 05/02/13 09:23 4 pgs
Fees:22.00 Taxes:0.00

20130502-0044066

**This Instrument Was Prepared By & Return To:**
**Perrone & Young, Attorneys At Law**
**109 Westpark Drive, Suite 330**
**Brentwood, TN 37027**

| **New Owner(s):** | **Send Tax Bills To:** | **Map and Parcel #** |
|---|---|---|
| **Alice M. Rogers, Trustee**<br>4778 Old Hickory Blvd.<br>Nashville, TN 37218 | **New Owner(s)** | 06700007600 |

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged **Thomas E. Rogers, Sr. and wife, Jean S. Rogers, Trustees U/A/D April 30, 1997 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust,** by these presents does hereby quitclaim and convey unto **Alice M. Rogers, Trustee U/A/D July 1, 1996 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto**, their heirs and assigns, all their right, title and interest in and to the following described tract of land:

**See Attached Exhibit A**

This is improved property known as **4819 Old Hickory Blvd., Nashville, TN 37218**.

This Instrument has been prepared upon information furnished by the parties – without benefit of a title examination.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

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.

Thomas E Rogers Sr. Trustee
**Thomas E. Rogers, Sr., Trustee**

Jean S. Rogers Trustee
**Jean S. Rogers, Trustee**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas E. Rogers, Sr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Thomas E. Rogers, Sr. as such Trustee.

Witness my hand this 28th day of April, 2013.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY HILLARY TORRENCE

Hillary Torrence
Notary Public
My commission expires: 11-28-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jean S. Rogers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jean S. Rogers as such Trustee.

Witness my hand this 28th day of April, 2013.

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hillary Torrence
Notary Public
My commission expires: 11-28-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is **$ -0-** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 28th day of April, 2013.

Hillary Torrence
Notary Public
My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Exhibit A**

Being in the 13th Civil District of Davidson County, Tennessee, beginning at a planted stone on a ridge, same being West and Lampley's corner; thence with the east line south 87° East 62-3/5 poles to a point in the center of White's Bend County Road; thence with the several meanders of said County Road as follows: North 18.1/2° East 8 4/5 poles; North 25 1/2° East 24 poles; North 19 1/2° North 42 poles; North 17 1/4° East 38 poles; North 13 1/2° East 10 poles; North 18° East 16 poles; North 23° East 9-1/5 poles; North 8 1/2° West 3 2/5 poles to a point in a branch; said point being One pole West of the center of said road; same being one of the original corners; thence 64 1/2° West 32 poles to a point on a ridge; thence South 38° West 6 poles; thence South 25 1/2° West 46 poles; thence South 35 1/2° West 20 poles; thence South 42 1/2° West 24.4 poles to a hickory; thence South,7 1/2° East 10 poles; thence South 20° West 8 poles; thence South 26° West 40.8 poles; thence South 18° West 19 poles to the beginning, estimated about 70 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM, is the following parcels of land:

Parcel No. 1

Land in Davidson County, Tennessee, beginning at a point in the centerline of Old Hickory Boulevard, the same being the northeast corner of a 15.18 acre tract conveyed simultaneous herewith to W. E. Rogers and wife, Alice M. Rogers.; thence with the north line of said 15.18 acre tract, North 79° 03' 38" West 999.69 feet to a point in Jones' east line; thence with Jones' east line, North 26° East 241.46 feet; North 20° East 132 feet; North 7° 30' West 165 feet; and North 42° 30' East 249.75 feet to a point; thence South 70° 30' East 937.40 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 19° 30' West 600 feet to the beginning, containing 15.17 acres more or less.
Being the same property conveyed to T. E. Rogers and wife, Jean Rogers, by deed from C, W. Rogers and wife, Mary F. Rogers, of record in Book 6549, page 737, Register's Office for Davidson County, Tennessee.

Parcel No. 2

Land in Davidson County, Tennessee, beginning at a point in the centerline of Old Hickory Boulevard, Addle Wood's northeast corner; thence with Wood's north line, North 87° West 1032.9 feet to an iron pin, Jones' southeast corner; thence with Jones' east line, North 18° East 313.5 feet; and North 26° East 53.33 feet to a point; thence South 83° 09' 54" East 1031.27 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 25° 30' West 154.8 feet; and south 18° 30' West 145.2 feet to the beginning, containing 7.59 acres, more or less.
Being the same property conveyed to M. E. Rogers and wife, Nancy Rogers by deed from W. E. Rogers and wife, Alice M. Rogers, of record in Book 6549, page 743, Register's Office for. Davidson County, Tennessee.

Parcel No. 3

Land in Davidson County, Tennessee, beginning at a point in the centerline of Old Hickory Boulevard, the same being the northeast corner of 7.59 acre tract conveyed simultaneous herewith to M. E. Rogers and wife, Nancy Rogers; thence with M. E. Rogers and wife, Nancy Rogers north line, North 83° 09' 54" West 1031.27 feet to a point in Jones' east line; thence with Jones' east line, North 26° East 378.41 feet to a point, the southwest corner of a 15.17 acre tract heretofore conveyed to T. E. Rogers and wife, Jean Roger6; thence with T. E. Rogers and wife, Jean Rogers' south line, South 79° 03' 38" East 999.69 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 19° 30' West 58.8 feet; and south 25° 30' West 241.2 feet to the beginning, containing 7.59 acres, more or less.
Being the same property conveyed to Don R. Rogers by deed from W. E. Rogers and wife, Alice M. Rogers, of record in Book 6549, page 746, Register's Office for Davidson County, Tennessee.

Parcel No. 4

Land in the 13th Civil District of Davidson County, Tennessee, beginning at a marker on the westerly margin of Old Hickory Boulevard, said point of beginning being set out and described in Field Book No. 13-D, 44010, Map No. 76, Davidson County, Tennessee; thence North 64° 30' west 528 feet to a point; thence South 38° 00' west 99 feet to a point; thence South 25° 30' west 101.51 feet to a point; thence South 64° 30' East 587.42 feet to a point on the westerly margin of Old Hickory Boulevard; thence with the Westerly margin of Old Hickory Boulevard North 23° 00' East 151.80 feet to a point; thence continuing with the westerly margin of Old Hickory Boulevard North 8° 30' west 56.10 feet to the point of beginning, containing 2.61 acres, more or less.
Being the same property conveyed to Terry P. Rogers and wife, Sherri S. Rogers by deed from C. W. Rogers, of record in Book 5664, page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter E. Rogers and wife, Alice M. Rogers, Trustees U/A/D July 1, 1996 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from W. E. Rogers, Individually, dated July 29, 1996, of record in Book 10137, Page 342, said Register's Office.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM, is the following parcels of land:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Walter E. & Alice M. Rogers, TR8 in DB 10137, Page 342, RODCT more accurately described according to a survey dated 3/18/06 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Blvd., said pin being the most southeasterly corner of the herein described tract and being the most northeasterly corner of Walter E. to Alice M. Rogers, TRS (DB 200105020044311 RODCT); Thence now leaving said margin N 72 degrees 34' 07" W, 856.88' to an Iron pin in a fence line near the top of a ridge; Thence, generally with said fence for the next 5 (five) calls:

1) N 48 degrees 15' 55" E, 139.76', 2) N 39 degrees 59' 43" E, 143.24', 3) N 31 degrees 00' 18" E, 54.72', 4) N 32 degrees 40' 44" E, 103.68', 5) N 35 degrees 42' 31" E, 15.02' to an iron pin;

Thence now with a new line S 47 degrees 02' 56" E, 461.31' to an iron pin; Thence S 69

degrees 08' 24" E, 269.95 to an iron pin in said margin; Thence with the same S 17 degrees, 31' 11" W, 204.88' to the point of beginning containing 5.062 Acres more or less.

Being the same property conveyed to Mark D. Thomas and wife, Retha B. Thomas, by Deed from Thomas E. Rogers, Sr. and wife, Jean S. Rogers, Trustees U/A/D 4/30/97, of the Rogers Joint Revocable Living Trust Agreement and any successors in Trust and Walter E. Rogers and wife, Alice M. Rogers, Trustees U/A/D July 1, 1996, of the Rogers Joint Revocable Living Trust Agreement and any successors in Trust, dated September 8, 2006, of record in Instrument No. 20060912-0112878, said Register's Office.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM, is the following parcels of land:

Land in Davidson County, Tennessee, being Lot 1 on the final plat of Walter E. Rogers of record in Instrument No. 20061020-0130396, Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jerry T. Hunt and wife, Deborah K. Hunt by Deed from Thomas E. Rogers, Sr. and wife, Jean S. Rogers, Trustees U/A/D 4/30/97, of the Rogers Joint Revocable Living Trust Agreement and any successors in Trust and Walter E. Rogers and wife, Alice M. Rogers, Trustees U/A/D July 1, 1996, of the Rogers Joint Revocable Living Trust Agreement and any successors in Trust, dated October 30, 2006, of record in Instrument No. 20061101-0135649, said Register's Office.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM, is the following parcels of land:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at a point in the centerline of Old Hickory Boulevard, the same being the northeast corner of a 15.18 acre tract conveyed simultaneous herewith to W. E. Rogers and wife, Alice M. Rogers; thence with the north line of said 15.18 acre tract, North 79 deg. 03' 38" West 999.69 feet to a point in Jones' east line; thence with Jones' east line, North 26 deg. East 241.46 feet; North 20 deg. East 132 feet; North 7 deg. 30' West 165 feet; and North 42 deg., 30' East 249.75 feet to a point; thence South 70 deg. 30' East 937.40 feet to a point in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard, South 19 deg. 30' West 600 feet to the beginning, containing 15.17 acres, more or less.

Being the same property conveyed to Walter E. Rogers or Alice M. Rogers, Trustees U/A/D July 1, 1996 of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust, by Quitclaim Deed from Barry Rogers, unmarried, dated October 10, 2000, of record in Instrument No. 20010502-0044311, said Register's Office.