SEND TAX BILLS TO NEW OWNER:
Georgianna Johnson
4976 Laws Rd.
Whites Creek, TN 37189

THIS INSTRUMENT PREPARED BY:
Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Map: 048
Parcels: 0176.00; 0037.00; 0038.00
0230.00; 0177.00 & 0231.00

NO TITLE EXAMINATION. NO CLOSING DEED PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20130046612 DEEDQC
Recvd: 06/04/13 15:14 7 pgs
Fees:37.00 Taxes:0.00
20130604-0056601

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed and delivered by: **GEORGIANNA JOHNSON, individually; GEORGIANNA JOHNSON, AS SUCCESSOR TRUSTEE, U/A/D SEPTEMBER 20, 1994**, said trust agreement also being known as THE GEORGE R. BURTON AND MILDRED C. BURTON JOINT REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 20, 1994; **KENNETH BURTON**, individually; and **JUDY REEVES**, individually, all Parties of the First Part, to **GEORGIANNA JOHNSON** and **KENNETH BURTON**, as tenants in common, with each owning an undivided one-half interest, hereinafter called the Party of the Second Part;

WITNESSETH:

That the said Parties of the First Part for and in consideration of the foregoing and for other good and valuable consideration, do hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part, all of their right, title and interest in and to the below-described Six (6) tracts or parcels of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

TRACT 1 (Map 048 Parcel 0176.00):

Beginning at a point in the northerly margin of Burton Hollow Road, the SW corner of this tract end the SE corner of Tract No. 3, thence along the common line of said tracts as follows: N 8 deg. 45' 45" E 754.41 feet; N 83 deg. 06' 32" W 1,209.53 feet; S 7 deg. 0' 05" W 1,13.52 feel; N 87 deg. 29' 43" E 121.80 feet; S 42 deg. 17' 32" W 310.96 feet; S 10 deg. 36' 44" E 320.49 feet; S 23 deg. 33' 03" W 151.52 feet; S 33 deg. 03' 07" W 182.22 feet and S 81 deg. 26' 11" E 493.16 feet to a point in the westerly margin of a 50 foot public utility and access easement; thence along said margin as follows: S 8 deg. 33' 49" W 123.31 feet; thence along a curve to the left, having a radius of 175.0 feet, a distance of 100.66 feet, thence S 29 deg. 53' 11" E 15.56 feet; thence along a curve to the right, having a radius of 150.0 feet, a distance of 132.37 feet; thence S 20 deg. 40' 28" W 396.54 feet to a point; thence along a curve to the right, having a radius of 165.0 feet, a distance of 132.37 feet; thence along a curve to the right, having a radius of 100.0 a distance of 58.37 feet; thence along a curve to the left in a cul-de-sac, a distance of 86.96 feet to a point, the SE corner of this tract and a NE corner of Tract No. 4; thence along the common line of said two tracts, N 85 deg. 13' 56" W 595.50 feet to a point, a SW corner of this tract; thence, leaving said Tract No. 4, N 3 deg. 56' 35" W 509.36 feet to a point in Judd's line: thence with said Judd's line N 57 deg. 03' 18" E 363.0 feet; N 10 deg. 33' 12" E 263.97 feet; and with the next six calls as follows: N 33 deg. 00' 07" E. 198.0 feet; N 23 deg. 33' 03" E 132.00 feet; N 10 deg. 36' 44" W 330.0 feet; N 42 deg. 17' 32" E 359.27 feet; S 87 deg. 29' 43" E 99.01 feet; and N 7 deg. 0' 05" E 1,133.21 feet to a point, Buchanan's Corner; thence with Buchanan's line, S 83 deg. 06' 32" E 1,311.19 feet to a point in O.R. Graves' line; thence with Graves' line S 8 deg. 45' 45" W 790.67 feet to a point in the northerly margin of Burton Hollow Road; thence with said margin S 81 deg. 38' 23" W 52.32 feet to the point of beginning, containing 17.43 acres, more or less, and being Tract No. 1 on the Division of the Jesse F. Burton Estate prepared by Southern Land Surveying, Co.. Inc. dated February 6, 1973.

TRACT 1 being the same property conveyed to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 498, Register's Office for Davidson County, Tennessee.

TRACT 2 (Map 048 Parcel 0037.00):

A tract of land in the 14th, formerly the 24th Civil District of said County, described as follows:

Beginning at a point in the center of Highway No. 112, the southeasterly corner of the tract of land conveyed to Charlotte Riat, et al, by deed from G.

Gilbert Smith, of record in Book 1036, Page 145, Register's Office for said County; and running thence north 55 degrees 45 minutes east, with their southeastern boundary line, 536 feet to an iron pin and hackberry tree; thence north 85 ¼ degrees east 96.06 feet to an elm; thence south 41 degrees west 650 feet to the center of said Highway No. 112; and running thence north 28 degrees 45 minutes west, with the center of said Highway, 208 feet to the beginning, containing 2.31 A, more or less.

TRACT 2 being the same property conveyed to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 500, Register's Office for Davidson County, Tennessee.

TRACT 3 (Map 048 Parcel 0038.00):

Being in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., dated September 10, 1969, as follows: BEGINNING at an iron pin in the northeast margin of Clarksville Highway, in George R. Burton's northwesterly line; thence along the margin of said Highway, North 35° 58' 45" West 83.25 feet to an iron pin; thence leaving said Highway, North 50° 57' 00" East 848.01 feet to an iron pin; thence North 70° 45' 14" East 849.08 feet to a fence post, Fred R. Graves property; thence along the boundary of the Fred R. Graves property, and the Dorothy Mooneyhan Property as follows: South 9° 15' 19" East 248.77 feet to a fence post; thence South 82° 57' 58" West 337.89 feet to a 19" tree; thence South 71° 44' 21" West 318.53 feet to an 18" elm; thence South 53° 33' 45" West 262.21 feet to a 26" Oak; thence South 27° 16' 08" West 43.80 feet to a 20" hackberry; thence North 65° 37' 52" West 53.83 feet to a post, George R. Burton's most easterly corner; thence along his northerly and northwesterly lines as follows: North 82° 04' 15" West 137.50 feet to a 7" hackberry; thence South 49° 19' 01" West 523.97 feet to the point of beginning, containing 5.72 acres, more or less.

TRACT 3 being the same property conveyed to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 502, Register's Office for Davidson County, Tennessee.

TRACT 4 (Map 048 Parcel 0230.00):

BEGINNING at a steel fence post on the westerly margin of a 50 foot wide access road, sometimes known as Burton Hollow Road; thence, North 81° 26' 11" West 543.16 feet to an iron pin in an old fence line; thence, North 33° 03' 37" East 198.00 feet to a point; thence, North 23° 33' 03" East 132.00 feet to a

point; thence, North 10° 36' 44" West 330 feet to an iron pin in a fence line; thence, South 52° 12' 00" East 603.09 feet to an iron pin on the West side of said access road; thence, southward along the west margin of said access road, with a curve to the left having a radius of 741.20 feet, for a distance of 125.00 feet; thence, South 8° 33' 49" West 200.00 feet to the point of beginning, containing 5.02 acres, more or less.

TRACT 4 being the same property conveyed as Tract 1 to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 504, Register's Office for Davidson County, Tennessee.

TRACT 5 (Map 048 Parcel 0177.00):

BEGINNING at an iron pin at a steel post on the westerly margin of a 50 foot wide access road, also known as Burton Hollow Road, the same being the southeast corner of this tract and the northeast of Tract No. 2, above described; thence, leaving said road, North 44° 01' 00" West 480.00 feet more or less to an iron pin; thence, North 7° 00' 05" East 1,135.01 feet to an iron pin (the original northwest corner of the Burton land); thence, South 83° 06' 32" East 316.19 feet to a point; thence, South 7° 00' 05" West (passing an iron pin at 100 feet) 1,007.12 feet to an iron pin on a steep hillside; thence, South 33° 46' 01" East 357.53 feet to a steel post on the west side of a 50 foot access road (the same being James Larkins southeast corner); thence, South 56° 13' 59" West 83.64 feet to a point; thence, with the west side of the said access road and with a curve to the left having a radius of 741.20 feet for a distance of 155.36 feet to a steel post marking the point of beginning, and containing 9.92 acres, more or less.

TRACT 5 being the same property conveyed as Tract 2 to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 504, Register's Office for Davidson County, Tennessee.

TRACT 6 (Map 048 Parcel 0231.00):

BEGINNING at an iron pin on the westerly margin of a 50 foot wide access road, also known as Burton Hollow Road, said point being the Northeast corner of Tract No. 1 and the Southeast corner of this tract; thence, with the line of Tract No. 1 above, North 52° 12' 00" West 603.09 feet to an iron pin in a fence line; thence, North 42° 17' 32" East 359.27 feet to an iron pin; thence, South 87° 29' 43" East 99.01 feet to an iron pin; thence, South 44° 01' 00" East 480.00 feet, more or less, to a steel post on the west aide of the said

access road; thence, with the west side of said access road and with a curve to the left having a radius of 741.20 feet for a distance of 325.00 feet to an iron pin marking the point of beginning, and containing 5.02 acres, more or less.

TRACT 6 being the same property conveyed as Tract 3 to George R. Burton and wife, Mildred C. Burton, Trustees, U/A/D/ September 20, 1994, by Quitclaim Deed from George R. Burton and wife, Mildred L. Burton, individually, of record in Book 10345, Page 504, Register's Office for Davidson County, Tennessee.

Mildred L. Burton and Mildred C. Burton are one and the same person.

The aforesaid U/A/D September 20, 1994 is also known as THE GEORGE R. BURTON AND MILDRED C. BURTON JOINT REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 20, 1994 (hereinafter "Revocable Trust"). Pursuant to the terms of the Revocable Trust: (1) the Trustors executed a first Amendment to the Revocable Trust on April 20, 1998. George R. Burton died on October 9, 2004, leaving Mildred C. Burton as the Surviving Trustee of the Revocable Trust; and (2) Mildred C. Burton executed a Second Amendment to the Revocable Trust on December 7, 2007.

Prior to her death, a conservatorship was established for Mildred C. Burton, being Case No. 07P-1467 in the Probate Court for Davidson County, Tennessee. Mildred C. Burton died on December 1, 2010, with her estate being administered as Case No. 11P-776 in said Probate Court.

Various disputes arose in the Conservatorship Action and in the Estate of Mildred C. Burton. In addition, two lawsuits ensued between the interested parties to the Revocable Trust, the Conservatorship and the Estate of Mildred C. Burton, including (a) an action contesting the validity of the aforesaid second amendment to the Revocable Trust (Case No. 11P-1108); and (b) an action for recoupment of assets (Case No. 11P-1185), in the aforesaid Probate Court.

All matters in controversy in all the relevant Probate Court case files actions between the parties were resolved with Court approval of the parties' global Master Settlement Agreement and Release, by Agreed Final Order entered November 26, 2012 in Case No. 11P-776, to which record reference is hereby made for more detailed information.

This Quitclaim Deed is being executed to carry out the distribution of the real estate in accordance with the aforesaid Agreed Final Order.

IN WITNESS WHEREOF, the Parties of the First Part has hereunto set their respective signatures on the dates indicated in the notary acknowledgments below.

THE GEORGE R. BURTON AND MILDRED C. BURTON JOINT REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 20, 1994

Georgianna Johnson, Successor Trustee

BY: GEORGIANNA JOHNSON, SUCCESSOR TRUSTEE, U/A/D SEPTEMBER 20, 1994

Georgianna Johnson

GEORGIANNA JOHNSON

Kenneth Burton

KENNETH BURTON

Judy Reeves

JUDY REEVES

STATE OF TENNESSEE)
COUNTY OF Robertson)

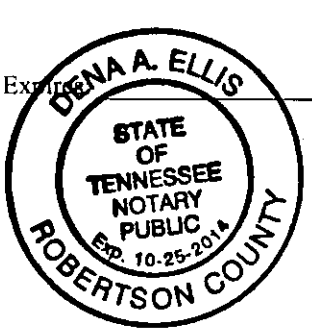
Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Georgianna Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, U/A/D September 20, 1994, also known as The George R. Burton and Mildred C. Burton Joint Revocable Trust Agreement, dated September 20, 1994, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The George R. Burton and Mildred C. Burton Joint Revocable Trust Agreement, dated September 20, 1994 herself as Successor Trustee.

Witness my hand and official seal at office, this 17th day of May, 2013.

Dena A. Ellis

Notary Public

My Commission Expires



STATE OF TENNESSEE)
COUNTY OF Robertson)

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

WITNESS my hand and official seal of office this the 17th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC EXP. 10-25-2014 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Burton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 17th day of May, 2013.

NOTARY PUBLIC

My Commission Expires: DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC EXP. 10-25-2014 ROBERTSON COUNTY

STATE OF Florida)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy Reeves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of May, 2013.

Donna B. Tinsley
NOTARY PUBLIC

My Commission Expires: March 14, 2014

DONNA B. TINSLEY
Notary Public, State of Florida
My Comm. Expires March 14, 2014
Commission No. DD 974602

This conveyance is exempt from Tennessee Transfer Tax pursuant to TCA §67-4-409(a)(3)(G), as a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust.