SEND TAX BILLS TO NEW OWNER:
Kenneth Burton
4990 Clacksville Pike
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

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 15:17 4 pgs
Fees:22.00 Taxes:0.00
20130604-0056603

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed and delivered by **GEORGIANNA JOHNSON,** and **KENNETH BURTON** (b/s/p/a Kenneth L. Burton), Parties of the First Part, to **KENNETH L. BURTON**, 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 Party of the Second Part, all of their right, title and interest in and to the below-described Four (4) 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 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 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 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.

TRACTS 1 through 4 being the same property conveyed as Tracts 1 through 4 to Georgiana Johnson and Kenneth Burton, as tenants in common, with each owning an undivided one-half interest, by Quitclaim Deed from Georgiana Johnson, individually and as Successor Trustee, Kenneth Burton and Judy Reeves, of record at Instrument No. 20130604005660 / Register's Office for Davidson County, Tennessee.

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

Georgianna Johnson
GEORGIANNA JOHNSON

Kenneth Burton
KENNETH BURTON

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

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STATE OF TENNESSEE)
COUNTY OF Robertson)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 0.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 17th day of May, 2013.

NOTARY PUBLIC/Register

My Commission Expires:

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 10-25-2014
ROBERTSON COUNTY