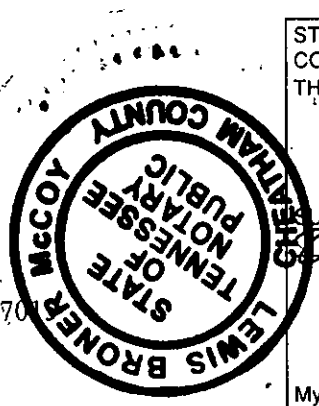
**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main .
Ashland City, TN 370




STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF October, 2013

NOTARY PUBLIC

My Commission expires: 4/24/17

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John Robert Barnes<br>4745 Bull Run Rd.<br>Ashland City, TN 37015 | Same | ~~Map 49J, Group F,~~<br>~~Parcel 005.00~~<br>Part of<br>046-00-0-058.00 |

# QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 16th day of October, 2013, by and between **John D. Barnes and wife, Kathleen M. Barnes**, (hereinafter referred to as "Grantors"), and **John Robert Barnes**, (hereinafter referred to as "Grantee"):

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **John D. Barnes and wife, Kathleen M. Barnes**, Grantors, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **John Robert Barnes**, his/her/their heirs, successors, and assigns, his/her/their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, as well as a serving 50' Ingress-Egress/Utility Easement and a serving Private Sewage Dispoal System Easement, described as follows:

**See Exhibit A**

This is unimproved property generally located:
Bull Run Rd., Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20130090284 DEEDQC
Recvd: 10/21/13 10:39 4 pgs
Fees:22.00 Taxes:0.00

20131021-0109522

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.**

**THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.**

IN WITNESS WHEREOF, **John D. Barnes and wife, Kathleen M. Barnes,** has caused this instrument to be executed, this the 16th day of Oct, 2013.

John D. Barnes
**John D. Barnes**

Kathleen M. Barnes
**Kathleen M. Barnes**

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John D. Barnes and wife, Kathleen M. Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 16th day of Oct, 2013.

My commission Expires: 9/24/14

NOTARY PUBLIC

LEWIS BRONER MCCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

## Exhibit A (page 1 of 2)

Property Description 6.4 acres

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-27-13, File Number 306-2, as follows:

Beginning at an existing iron rod on the south margin of Bull Run Road and being the common corner to Gary H. Baker (Deed Book 9547, Page 34);
Thence with the margin of Bull Run Road
N 66°28'00" E a distance of 50.01 feet to an existing iron rod;
Thence with a new line and severing the property of John D. Barnes & wife, Kathleen M. Barnes (Instr: 200609010108559)
S 07°27'45" E a distance of 215.05 feet to an existing iron rod;
Thence N 83°27'19" E a distance of 420.09 feet to an existing iron rod;
Thence S 05°28'32" E a distance of 581.49 feet to an existing iron rod;
Thence S 75°16'48" W a distance of 408.85 feet to an existing iron rod and common corner to Gary H. Baker (Deed Book 9547, Page 34);
Thence with said Baker N 11°27'45" W a distance of 607.21 feet;
Thence N 07°27'45" W a distance of 235.00 feet to an existing iron rod
which is the point of beginning,
having an area of
277742.5 square feet,
6.4 acres, more or less

Being a portion of the property of John D. Barnes & wife, Kathleen M. Barnes by deed from Patricia D. Shelby, as described in Instrument: 200609010108559, Register's Office of Davidson County, TN.

**The above property is served by and subject to a non-exclusive 50' Ingress-Egress Easement. It is contemplated that said easement shall be utilized by property retained by Grantors.**

50' Ingress-Egress Easement the center line of said easement being described as follows:

Beginning at an existing iron rod and the common corner of John Barnes (Deed Book 8616, Page 804) in the south margin of Bull Run Road;
Thence S 68°02'37" W a distance of 25.0 feet to the Point of Beginning;
Thence with the center line of said 50 foot easement
S 19°46'57" E a distance of 250.84 feet;
Thence S 50°26'47" W a distance of 81.71 feet;
Thence S 40°12'52" E a distance of 108.06 feet;
Thence S 23°27'20" W a distance of 115.76 feet;
Thence with a curve turning to the left with an arc length of 179.94 feet,
with a radius of 261.23 feet,
with a chord bearing of S 03°43'21" W,

with a chord length of 176.41 feet,
Thence S 14°33'06" E a distance of 73.30 feet;
Thence with a curve turning to the right with an arc length of 76.73 feet, with a radius of 222.72 feet,
with a chord bearing of S 04°40'57" E,
with a chord length of 76.35 feet,
Thence S 00°07'25" E a distance of 112.15 feet;
Thence S 05°52'06" W a distance of 78.60 feet;
Thence with a curve turning to the right with an arc length of 94.87 feet,
with a radius of 356.84 feet,
with a chord bearing of S 15°14'09" W,
with a chord length of 94.60 feet,
Thence S 22°51'46" W a distance of 42.95 feet to the north line of the remaining portion of John Barnes (Instrument 200609010108559)

**Also Included in Conveyance**
Private Sewage Disposal System Easement

Beginning at an existing iron rod and north east corner of the previously described 6.4 acre tract;
S 05°28'32" E a distance of 100.8 feet to the Point of Beginning
Thence N 58°05'14" E a distance of 224.37 feet to the west line of John Barnes (Deed Book 8616, Page 804)
Thence with said Barnes N 40°56'53" W a distance of 61.17 feet;
Thence severing the property of said Barnes
N 49°50'44" E a distance of 169.98 feet;
Thence N 88°20'51" E a distance of 59.81 feet;
Thence S 05°06'08" E a distance of 194.42 feet;
Thence S 85°46'30" W a distance of 127.75 feet to the west line of said Barnes;
Thence with the line of said Barnes N 40°56'43" W a distance of 37.73 feet;
Thence leaving said Barnes S 58°05'14" W a distance of 238.98 feet to the east line of the previously described 6.4 acre tract;
Thence N 05°28'32" W a distance of 24.87 feet to the point of beginning,
having an area of
33873.31 square feet,
0.778 acres

**Waterline easement:**
Further conveyed is an easement for the installation and maintenance of a waterline beginning at the center point of the intersection of the 50' Right of Way easement described above and Bull Run Rd. and running generally south to an existing shed in the Northern boundary of the property being conveyed.

Being a portion of the John Barnes property as described in Deed Book 8616, Page 804, R.O.D.C. and the John Barnes property as described in Instrument 200609010108559. **Private Sewage Disposal System Easement to serve the previously described 6.4 acre tract.**