BILL GARRETT, Davidson County
Trans:T20140004430 DEEDQC
Recvd: 01/21/14 12:01 3 pgs
Fees:17.00 Taxes:0.00
20140121-0005479

BOX 10-A

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

The maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

Eugene H. Brooks
Affiant

Sworn to and subscribed before me this 14 day of January, 2014.

SHERLINE KENTON-MORRIS
Notary Public - State of Florida
My Comm. Expires Nov 12, 2017
Commission # FF 060304
Bonded Through National Notary Assn.

Sherline Kenton-Morris
Notary Public

My Commission Expires: 11-12-2017

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Eugene H. Brooks et al 8045 Sawyer Brown Road Nashville TN 37221	Same	Tract One: Map 128 Parcel 147 Tract Two: Map 128 Parcel 138

KNOW ALL MEN BY THESE PRESENTS that I, Eugene H. Brooks, do hereby quitclaim and by these presents transfer and convey to Eugene H. Brooks, Alex Poston and Deana M. Poston, as joint tenants with right of survivorship, all of my right, title and interest in certain land in Davidson County, Tennessee described as follows:

SEE EXHIBIT A attached.

This conveyance is subject to any and all existing easements and restrictions of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14 day of January, 2014.

Eugene H. Brooks
Eugene H. Brooks

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene H. Brooks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, ~~Tennessee~~ Florida, this 14 day of January; 20~~13~~ 14

Sherline Kenton-Morris
Notary Public

My Commission Expires: 11-12-2017

SHERLINE KENTON-MORRIS
Notary Public - State of Florida
My Comm. Expires Nov 12, 2017
Commission # FF 060304
Bonded Through National Notary Assn.

EXHIBIT A

TRACT ONE: (Parcel ID 128 00 0 147 00)

Beginning at a point located 74.90 feet, more or less, from the northeast corner of the property conveyed to The Hamlet, a plat of which is of record in Book 6250, Page 748, said point being in the easterly margin of the right of way of an unopened portion of New Sawyer Brown Road and being the true point of beginning; thence from said point of beginning and along the easterly margin of the unopened New Sawyer Brown Road 203.73 feet to a point in the westerly margin of Sawyer Brown Road; thence with the westerly margin of Sawyer Brown Road northeasterly 244.8 feet to a point; thence leaving the margin of Sawyer Brown Road 51.38 feet to a point in the southerly line of the Eric Sox property (Instrument No. 201104040025738); thence with said southerly line 57.33 feet to the true point of beginning.

Being the same property conveyed to Eugene H. Brooks by Quitclaim Deed from Eric Sox, recorded in Instrument Number 201205180043152, Register's Office for Davidson County, Tennessee.

Being unimproved property located at 0 Sawyer Brown Road, Nashville TN 37221.

TRACT TWO: (Parcel ID 128-0-138.00)

Being a parcel of land in the second civil District of Nashville, Davidson County, Tennessee, located at the intersection of New Sawyer Brown Road and Old Sawyer Brown Road and being more particularly described as follows:

Beginning at a point in the easterly line of the Hamlet of record in Plat Book 6250, page 748, R.O.D.C. said point being the southwest corner of Lot No. 7 of Stacy Square, Section Seven of record in Plat Book 5200, page 438, R.O.D.C.; thence with the southerly line of lots 7 and 9 of said Stacy Square, N 68 deg. 29'49"E, 142.30 feet to a point; thence, with the southerly line of Lot No. 10 and crossing the terminus of New Sawyer Brown Road, S 48 deg. 44'40"E, 165.81 feet to a point in the southerly line of Lot No. 13; thence with a curve concave to the southwest having a central angle of 68 deg 47'13", a radius of 25.00 feet and a chord of S 16 deg. 29'23" E, 28.24 feet for an arc length of 30.01 feet to a point; thence, with a curve concave to the north having a central angle of 35 deg. 56'40", a radius of 235.00 feet and a chord S 68 deg 51'18" E, 145.02 feet for an arc length of 147.43 feet to a point; thence S 03 deg. 24'27"W, 4.20 feet to a point in the northerly margin of Old Sawyer Brown Road; thence with said margin and a curve concave to the south having a central angle of 06 deg 26'58" a radius of 473.04 and a chord of S 83 deg 44'31"W, 53.22 feet for an arc length of 53.25 feet to a point; thence, leaving said margin, N 88 deg 04'02"W, 277.50 feet to a point; thence, with the east line of the Hamlet, N 26 deg 58'12"W, 153.95 feet to the point of beginning, containing 38,190 square feet or 0.88 acres, more or less.

Being the same property conveyed to Eugene H. Brooks by Quitclaim Deed from Eric Sox, married, recorded in Instrument Number 201204230034280, Register's Office for Davidson County, Tennessee.

Being improved property located at 8045 Sawyer Brown Road, Nashville TN 37221.