PREPARED BY:
JOHN D. STEVENS, Attorney at Law
Post Office Box 399
Huntingdon, Tennessee 38344

PREPARED WITHOUT TITLE OPINION

Name and Address of Owner:
Hick Thomas Wheeler, Jr. & Connie Sue Wheeler
8311 Whites Creek Pike
Joelton, Tennessee 37080

Mail Tax Statement to:
Hick Thomas Wheeler, Jr. & Connie Sue Wheeler
8311 Whites Creek Pike
Joelton, Tennessee 37080

We, hereby swear or affirm that the actual consideration for the transfer of this property is $1.00, plus other good and valuable consideration.

Connie Wheeler, Trustee
Affiant

Sworn to and subscribed before me this 29th day of January, 2014.

NOTARY PUBLIC

JOHN D. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
CARROLL COUNTY

My Commission Expires: March 16, 2016

QUITCLAIM DEED

This instrument made and entered into on this the 29th day of January, 2014, by and between Hick Thomas Wheeler, Jr., and Connie Sue Wheeler, hereinafter referred to as SETTLORS, and Hick Thomas Wheeler, Jr., and Connie Sue Wheeler appearing as Trustees of The Wheeler Family Irrevocable Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, there receipt of which is hereby acknowledged, Settlors convey and quitclaim unto Grantee, all their right, title and interest in and to the following described real estate lying and being in the Fourteenth Civil District of Davidson County, Tennessee, and more particularly bounded and described, to wit:

1. **8311 Whites Creek Pike, Joelton, Tennessee 37080. 8311 Whites Creek Pike, Joelton, TN 37080.**Tract No. 2, Tract No. 3 and Tract No. 4 in the Cecil Climer Subdivision of the C. C. Shie farm in the 14th Civil District of Davidson County, Tennessee, as shown on an unrecorded plat made by J. R. Scott, surveyor, on November 26, 1949, and according to said survey more particularly described as follows: Tract No. 2: Beginning at a stake in the west right-of-way line of the Springfield and Joelton Pike, corner to Tract No. 1, and 655 feet north of the southeast corner of the Subdivision; thence with

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Trans:T20140010822 DEEDQC
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Fees:17.00 Taxes:0.00
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said right-of-way north 37 degrees west 262 feet to a stake corner to Tract No. 3; thence south 71-1/2 degrees west 500 feet to a stake corner to Tract No. 3 in the east line of Tract No. 4; thence south 12-3/4 degrees east 181 feet to a stake corner to Tract No. 4 in the north line of Tract No. 1; thence north 79 degrees east 600 feet to the point of beginning, containing 2.7 acres, more or less. Tract No. 3: Beginning at a stake in the west right-of-way line of the Springfield and Joelton Pike corner to Tract No. 4 of the Climer Subdivision also 445 feet south of Vernon Lane's corner; thence south 71-1/2 degrees west 380 feet to a stake; thence south 12-3/4 degrees east 255 feet to a stake corner to Tract No. 2 in the line of No. 4; thence north 71-1/2 degrees east 500 feet to a point in the right-of-way of the Springfield and Joelton Pike corner to Tract No. 2; thence with said right-of-way north 43-3/4 degrees west 286 feet to the point of beginning, containing 2.6 acres, more or less. Tract No. 4: Beginning at a point in the west right-of-way line of the Springfield and Joelton Pike, the northeast corner of this tract, also a corner to Vernon Lane; thence south 10 degrees west 44 feet to a stake near a barn; thence south 70 degrees west 422 feet to a stake; thence south 80 degrees west 396 feet to a stake corner to Vernon Lane; thence south 82-1/2 degrees west 429 feet to a stake a corner in C. H. Lane's line; thence south 3-3/4 degrees west 642 feet to a stake corner to Tract No. 1 in said Lance's line; thence north 87 ½ degrees east 1310 feet to a stake corner to Tract No. 2; thence north 12-3/4 degrees west 436 feet to a stake corner to Tract No. 3; thence north 71-/12 degrees east 380 feet to the right-of-way of the Springfield and Joelton Pike; thence with said right-of-way north 43-3/4 degrees west 445 feet to the point of beginning, containing 22.5 acres, more or less. Being the same land that was conveyed to H. D. Neely and wife, Lottie B. Neely, by Cecil Climer in a deed of record in Deed Book 1878, page 111, RODCT. The said H. D. Neely predeceased his wife, Lottie B. Neely, and she died September 1, 1986. By her Last Will and Testament, of record in Book 156, page 178, Probate Court for Davidson County, Tennessee, she conveyed this real property to Olivene N. Rainwater and Connie Sue Wheeler.The said Connie Sue Wheeler joins in this conveyance in order to create a tenancy by the entirely in all the real estate with her husband, H. T. Wheeler, Jr., as provided by Tennessee Code Annotated, Section 66-1-109. Exclusion: There is included in the above description, but expressly excluded from this conveyance, the following described tract of land which was conveyed to H. T. Wheeler, Jr., and wife, Connie Sue Wheeler, by Lottie B. Neely in a deed of record in Deed Book 3613, page 129, RODCT. Beginning at a point on the west right-of-way line of the Springfield and Joelton Pike, said point being 655 feet north of the southeast corner of the Climer Subdivision of the C. C. Shie farm; thence south 79 deg. – 15 min. west 205.54 feet to a point; thence north 20 deg. – 10 min. west 135.0 feet to a point; thence north 67 deg. – 03 min. east 149.80 feet to a point in the west right-of-way of the Springfield and Joelton Pike; thence with said right-of-way south 37 deg. – 00 min. east 183.80 feet to the point of beginning, containing .621 acres, more or less.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlors as to its condition or fitness for use other than as expressly set forth herein.

If the above property described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

IN TESTIMONY WHEREOF, Settlors have hereunto set their signatures, this the day and date first above written.

H. T. Wheeler Jr.

HICK THOMAS WHEELER, JR.

Connie Wheeler

CONNIE SUE WHEELER

STATE OF TENNESSEE
COUNTY OF SUMNER

I, John D. Stevens, a Notary Public in and for said State, certify that Hick Thomas Wheeler, Jr., and Connie Sue Wheeler are signed to the foregoing and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing executed the same voluntarily on the day that the same bears date.

WITNESSED my hand and official seal on this the 29th day of January, 2014.

NOTARY PUBLIC

JOHN D. STEVENS STATE OF TENNESSEE NOTARY PUBLIC CARROLL COUNTY

My Commission Expires: March 16, 2016