This instrument prepared by:
J. Randall Hooper
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

BILL GARRETT, Davidson County
Trans:T20140047082 DEEDQC
Recvd: 07/02/14 09:14 3 pgs
Fees:17.00 Taxes:0.00
20140702-0058032

Address of New Owner:
James Michael Flowers, Jr.
Anna Catherine Flowers
4544 Eatons Creek Road
Nashville, Tennessee 37218

Send Tax Bills to:
Same as new owner

Map/Parcel:
058-00-0-055.00 (Partial)
058-00-0-054.00 (Partial)

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **James Michael Flowers, Jr., married**, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **James Michael Flowers, Jr. and wife Anna Catherine Flowers**, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the east side of Eaton's Creek Road, said point being N 30 deg 00 min 20 sec W 728.95 feet from a highway right of way monument on the east right of way of Eaton's Creek Road and the North right of way of Briley Parkway; thence leaving road N 58 deg 25 min 44 sec E 567.64 feet to an iron pin; thence S 36 deg 25 min 39 sec E 215.00 feet to an iron pin; thence N 82 deg 27 min 27 sec E 307.18 feet to an iron pin; thence S 02 deg 56 min 49 sec W 329.40 feet to an iron pin; thence S 18 deg 28 min 58 sec W 59.10 feet to an iron pin; thence S 57 deg 30 min 09 sec W 122.01 feet to an iron pin; thence S 22 deg 16 min 39 sec E 90.32 feet to an iron pin; thence N 56 deg 36 min 44 sec E 436.85 feet to a right of way monument; thence N 39 deg 49 min 15 sec E 640.99 feet to a right of way monument; thence N 62 deg 02 min 18 sec E 308.21 feet to a right of way monument; thence N 77 deg 15 min 06 sec E 228.09 feet to a right of way monument; thence N 43 deg 38 min 11 sec E 333.07 feet to a right of way monument; thence N 57 deg 29 min 41 sec E 186.81 feet to an iron pin; thence N 52 deg 40 min 32 sec W 114.71 feet to a 15" Hickory; thence N 63 deg 34 min 09 sec W 170.17 feet to a 15" Oak; thence S 51 deg 44 min 58 sec W 1147.72 feet to an iron pin; thence N 85 deg 39 min 47 sec W 890.00 feet

to an iron pin; thence S 62 deg 20 min 13 sec W 597.91 feet to an iron pin on the right of way of Eaton's Creek Road; thence with said right of way S 36 deg 56 min 52 sec E 154.94 feet to the point of beginning containing 674725.07 Square feet or 15.49 acres. Being Tract 2 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, TN RLS# 1684, known as File No. 14-Flowers.

Subject to a 15.00 foot non-exclusive easement for ingress and egress on an existing gravel road running northeasterly from Eaton's Creek Road along the South boundary of the James M. Flowers and wife, Debra G. Flowers property and then running southeasterly toward the North boundary of the Kenneth W. Glaus property, for the benefit of Kenneth W. Glaus for as long as he owns the property served by this easement, as shown on the Brackman Land Surveying survey described above.

Being the same property conveyed to James Michael Flowers, Jr. by quitclaim deed from Debra Jean Flowers as Personal Representative of the Estate of Linda Gail Martin Glaus of record in instrument number 20140626-0055882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

This is unimproved property, known as Eatons Creek Road, Nashville, Tennessee.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens and encumbrances of record.

Grantor intends by this instrument to create an estate by the entireties with Grantor's spouse in and to the entire interest in the property previously held by Grantor. Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of June, 2014.

James Michael Flowers, Jr., Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, James Michael Flowers, Jr., with whom I am personally acquainted and who upon oath acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2014.

My Commission Expires: 9/11/2017

Notary Public

CYNTHIA L. PARRISH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0. This conveyance is made to create a tenancy by the entirety.

James Michael Flowers, Jr., Grantor

Subscribed and sworn to before me this 24 day of June, 2014.

Notary Public
My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.