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 09:15 3 pgs
Fees:17.00 Taxes:0.00
20140702-0058034

Address of New Owner:
James Michael Flowers, Sr.
Debra Jean Flowers
4600 Eatons Creek Road
Nashville, Tennessee 37218

Send Tax Bills to:
Same as new owner

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

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, Debra Jean Flowers, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto James Michael Flowers, Sr. and wife, Debra Jean 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 32 deg 04 min 30 sec W 1037.23 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 57 deg 24 min 43 sec E 628.78 feet to an iron pin the point of beginning of this tract; thence N 03 deg 42 min 29 sec E 154.74 feet to an iron pin; thence N 11 deg 10 min 32 sec E 86.44 feet to an iron pin; thence N 36 deg 50 min 00 sec E 79.76 feet to an iron pin; thence N 46 deg 56 min 56 sec E 141.65 feet to an iron pin; thence N 66 deg 46 min 15 sec E 745.89 feet to an iron pin; thence N 36 deg 07 min 30 sec E 266.73 feet to an iron pin; thence S 40 deg 28 min 27 sec E 85.09 feet to a 30" Cherry; thence S 53 deg 02 min 11 sec E 297.65 feet to a 15" Oak; thence S 63 deg 35 min 44 sec E 101.84 feet to a 15" Hackberry; thence S 77 deg 52 min 09 sec E 90.19 feet to a twin 15" Hackberry; thence S 39 deg 11 min 28 sec W 634.26 feet to an iron pin; thence N 76 deg 20 min 23 sec W 118.80 feet to an iron pin; thence N 13 deg 39 min 44 sec E 75.00 feet to an iron pin; thence N 89 deg 41 min 47 sec W 366.63 feet to an iron pin; thence S 59 deg 56 min 54 sec W 159.54 feet to

an iron pin; thence S 48 deg 26 min 03 sec W 247.81 feet to an iron pin; thence S 87 deg 49 min 23 sec W 277.83 feet to an iron pin; thence N 32 deg 35 min 17 sec W 50.00 feet to the point of beginning containing 641,020.18 square feet or 14.72 acres. Being Tract 4 on the survey dated April 30, 2014 by Brackman Land Surveying, Nashville, Tennessee, RLS# 1684, known as File No. 14-Flowers.

Together with a 15.00 foot permanent, non exclusive easement for ingress and egress on an existing paved, concrete and gravel road running along the South boundary of the property conveyed from Eaton's Creek Road to the cell tower site located on the property conveyed for the benefit of Debra Jean Flowers, her heirs and assigns, as shown on the Brackman Land Surveying survey described above.

Being a portion of the same property conveyed to Debra Jean Flowers by quitclaim deed from Debra Jean Flowers, as Personal Representative of The Estate of Linda Gail Martin Glaus of record in instrument number 20140626-0055884, 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.

Debra J Flowers

Debra Jean Flowers, Grantor

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Debra Jean Flowers, with whom I am personally acquainted and who upon oath acknowledged that she 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 AT 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.

Debra Jean Flowers, Grantor

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

Notary Public

My Commission Expires: 9/11/2017

CYNTHIA L. PARRISH
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.