THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
PHILLIPS & INGRUM
117 East Main Street
Gallatin, Tennessee 37066
(615) 452-8030

BILL GARRETT, Davidson County
Trans:T20150014003 DEEDQC
Recvd: 02/26/15 09:21 7 pgs
Fees:37.00 Taxes:0.00
20150226-0016473

Based on information provided by the parties.

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Terry Clayborn	Same	033 00 0 121.04
7373 Hall Road		
Greenbrier, Tennessee 37073		

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed before me, this 30 day of October, 2014.

Terry R Clayborn
AFFIANT

NOTARY PUBLIC

My Commission Expires: 3/6/18

WHEREAS, EDWARD PAUL JOHNSON died intestate on or about the 3rd day of January, 2014; and

WHEREAS, the said EDWARD PAUL JOHNSON, had previously been married to the late LACY ESTHER JOHNSON, but she preceded him in death on or about November 15, 2001, and the said EDWARD PAUL JOHNSON never having remarried; and

WHEREAS, the Estate of the late EDWARD PAUL JOHNSON thus devolved to his eight (8) children, James Edward Johnson, Paula Sue Morton, Michael Wayne Johnson, David Eugene Johnson, Betty Frances Broussard, Robert Dennis Johnson, Thomas Charles Johnson and Terry R. Clayborn, in equal shares; and

WHEREAS, the intestate heirs of the late EDWARD PAUL JOHNSON desire to convey the real property of the late EDWARD PAUL JOHNSON to various family members in settlement of the Estate of the late EDWARD PAUL JOHNSON.

NOW THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES EDWARD JOHNSON; PAULA SUE MORTON and husband, JESSIE L. MORTON; DAVID EUGENE JOHNSON and wife, ANNA MAE JOHNSON; BETTY FRANCES BROUSSARD and husband, LAWLESS BROUSSARD, JR.; ROBERT DENNIS JOHNSON; THOMAS CHARLES JOHNSON and wife, TERESA LYNN JOHNSON; and MICHAEL WAYNE JOHNSON, "Grantor," do hereby quitclaim and convey unto TERRY R. CLAYBORN, "Grantee," her heirs and assigns, all of the right, title and interest in and to the following described property in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

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

This is improved property known as 501 Agee Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this ___ day of _____, 2014.

Michael Wayne Johnson
MICHAEL WAYNE JOHNSON

Betty F. Knight Broussard
BETTY FRANCES BROUSSARD

JAMES EDWARD JOHNSON

LAWLESS BROUSSARD, JR.

Paula Sue Morton
PAULA SUE MORTON

Robert D. Johnson
ROBERT DENNIS JOHNSON

Jessie L Morton
JESSIE L. MORTON

Thomas C Johnson
THOMAS CHARLES JOHNSON

David E Johnson
DAVID EUGENE JOHNSON

Teresa Lynn Johnson
TERESA LYNN JOHNSON

Anna M. Cassidy
ANNA MAE JOHNSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, MICHAEL WAYNE JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JAMES EDWARD JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ROBERT DENNIS JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, BETTY FRANCES BROUSSARD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, LAWLESS BROUSSARD, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, PAULA SUE MORTON , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JESSIE L. MORTON , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, THOMAS CHARLES JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of October, ~~2014~~ 2015.

NOTARY PUBLIC

My Commission Expires: 6/17/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, TERESA LYNN JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of FEBRUARY, ~~2014.~~ 2015

NOTARY PUBLIC

My Commission Expires: 8/17/2015

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, DAVID EUGENE JOHNSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, ANNA MAE JOHNSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 3/6/18

SURVEYOR'S DESCRIPTION

TERRY CLAYBORN TRACT

Being a certain tract or parcel of land lying and being in the Tenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, identified as Metro PID Number 03300012104 and is the Paul E. Johnson and Lacy E. Johnson property recorded as "Tract B" in Book 3537, Page 547 (R.O.D.C.T.), and is more particularly described as follows:

Beginning at a ½" Rebar (O) with no cap in the north right-of-way of Agee Road, this being the southeast corner of Lot 1, Resubdivision of Reserve Parcel, W. C. Moncrief Property (5210/364), the southwest corner of the property described herein, and the original southwest parent tract corner, reference a ½" Rebar (O) with no cap, the southwest corner of Lot 1, at S 79°48'06" W a distance of 74.66'; thence leaving the aforementioned right-of-way and with Lot 1 and generally with a fence N 07°04'50" E a distance of 238.28' to a ½" Rebar (O) with an unreadable cap, this being the northeast corner of Lot 1 and the southeast corner of Lot 3, William A. Hall Lots, Dickerson Road Property (200207090082553); thence leaving Lot 1 and with Lot 3 and generally with a fence N 06°51'36" E a distance of 292.50' to a ½" Rebar (N) w/ Sexton Cap, this being the southwest corner of Regions Bank (201302070012891) and the northwest corner of the property described herein in the east line of Lot 3, reference a ½" Rebar (O) w/ cap 597 at N 06°51'36" E a distance of 7.66'; thence leaving Lot 3 and the fence and with Regions Bank S 83°09'27" E a distance of 27.39' to a ½" Rebar (N) w/ Sexton Cap at the west side of a 12' private road easement, this being the northwest corner of other lands of Johnson (4191/761) and the northeast corner of the property described herein; thence leaving Regions Bank and with other lands of Johnson and the west side of said private road easement S 15°39'34" E a distance of 278.54' to a ½" Rebar (N) w/ Sexton Cap at the terminus of a 12' private road easement, this being a common corner of other lands of Johnson and the property described herein; thence leaving said private road easement and with other lands of Johnson S 02°55'29" W a distance of 230.93' to a ½" Rebar (N) w/ Sexton Cap in the north right-of-way of Agee Road, this being the southwest corner of other lands of Johnson and the southeast corner of the property described herein; thence leaving other lands of Johnson and with the aforesaid right-of-way S 80°55'04" W a distance of 156.87' to the Point Of Beginning containing 56805.53 square feet or 1.30 acres, more or less, according to a survey performed by Thornton and Associates, Inc., 1205 S. Graycroft Avenue, Madison, Tennessee 37115 on 07 August 2014.

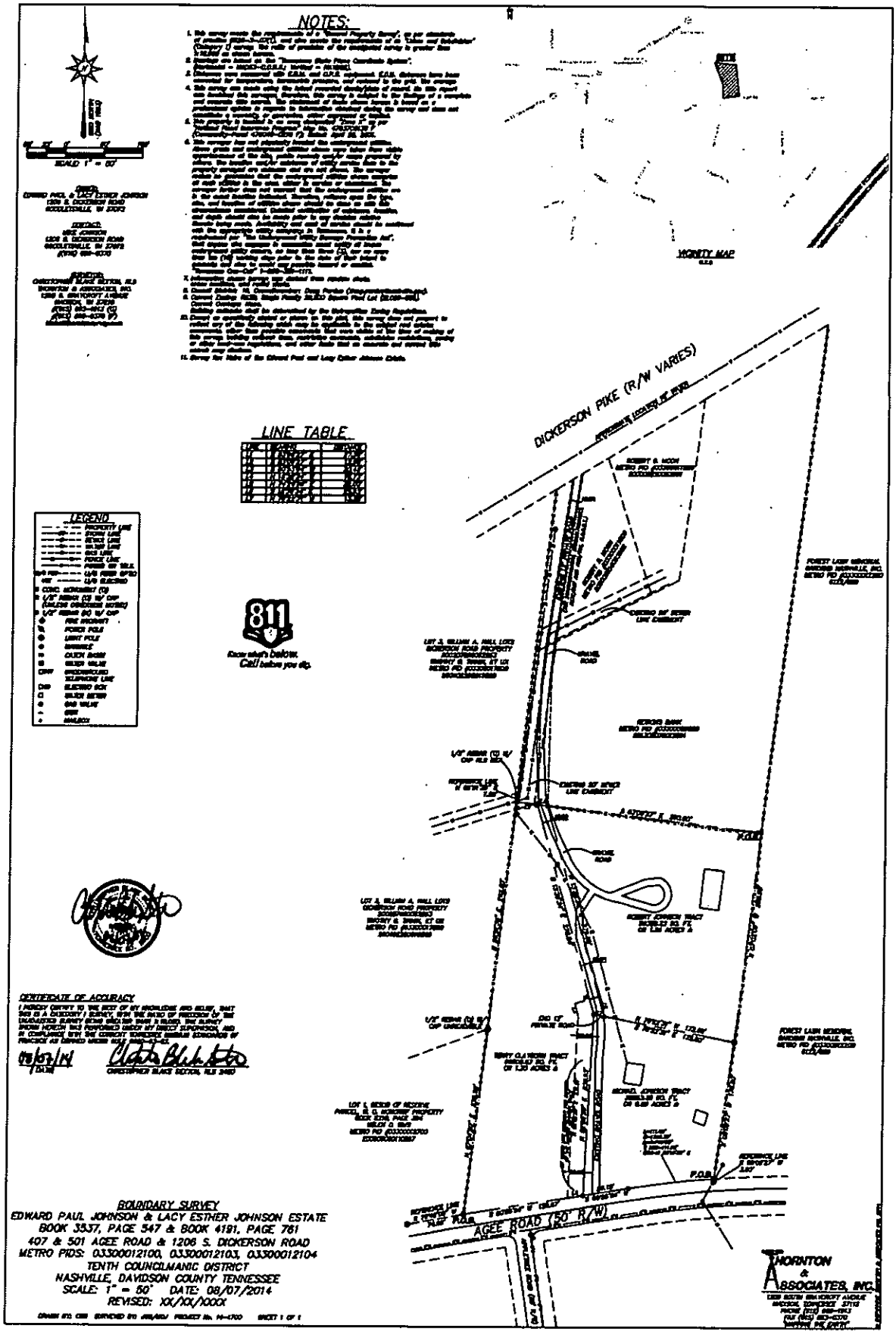
This property has the benefit of an existing 12' private road easement for ingress/egress purposes that leads from Dickerson Pike to the property described above. For a more perfect description of the easement, see the survey attached hereto as Exhibit "A".

This property is encumbered by a 20' Water Line Easement leading from other lands of Johnson through the property described above. For a more perfect description of the easement, see the survey attached hereto as Exhibit "A".

Being the same property conveyed to Edward Paul Johnson, et ux, Lacy Esther Johnson, by deed from Hattie May Johnson, a widow, of record as Instrument No. 00004191-0000761, Register's Office for Davidson County, Tennessee. The said Lacy Esther Johnson since having died.

The said JESSIE L. MORTON, ANNA MAE JOHNSON, LAWLESS BROUSSARD, JR. and TERESA LYNN JOHNSON join in this Quitclaim Deed for the purpose of conveying any marital interest which they may have.

EXHIBIT "A"


NOTES:
VICINITY MAP
DICKERSON PIKE (R/W VARIES)
AGEE ROAD (50' R/W)
LINE TABLE
LEGEND
811
Know what's below. Call before you dig.
CERTIFICATE OF ACCURACY
BOUNDARY SURVEY
EDWARD PAUL JOHNSON & LACY ESTHER JOHNSON ESTATE
BOOK 3537, PAGE 547 & BOOK 4191, PAGE 761
407 & 501 AGEE ROAD & 1206 S. DICKERSON ROAD
METRO PIDS: 033000121 00, 033000121 03, 033000121 04
TENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY TENNESSEE
SCALE: 1" = 50' DATE: 08/07/2014
REVISED: XX/XX/XXXX
THORNTON & ASSOCIATES, INC.