BILL GARRETT, Davidson County
Trans:T20170027170 DEEDQC
Recvd: 03/31/17 09:50 3 pgs
Fees:17.00 Taxes:0.00
20170331-0031420

This Instrument Prepared by:
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Dickinson Wright PLLC
424 Church Street, Suite 1401
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 23rd day of March, 2017.

Notary Public

My Commission expires: 5-5-2020

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James E. Gleaves, Jr. 7705 Neubert Springs Road Knoxville, TN 37920	Same as Owner **Map/Parcel: 062 00 0 035.01**

RECITALS:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, **MARGARET ANN GLEAVES FERRELL**, "Grantor", does hereby quitclaim and convey unto **JAMES E. GLEAVES, JR.**, "Grantee", all of her right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 23rd day of March, 2017, by and through its duly authorized representatives.

GRANTOR:

Margaret Ann Gleaves Ferrell

STATE OF TENNESSEE
COUNTY OF Davidson

KRISTINA CADOVEC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

Before me, Kristina Cadovec, a Notary Public of said County and State, personally appeared MARGARET ANN GLEAVES FERRELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2017.

Kristina Cadovec
Notary Public

My Commission Expires: 12/7/2020

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Land in located in the County of Davidson, State of Tennessee, and described according to the survey made by Robert M. Searson, TN RS # 1666, dated February 8, 2017, as follows:

Being a tract of land in the 15th Civil District of Davidson County, Tennessee. Tract being bounded on the north by St. Mina Coptic Orthodox Church of Tennessee as recorded in Inst. No. 201203270026151, Register's Office of Davidson County (RODC); Wayne Edward Suey, ET UX, as recorded in Deed Book 8481, Page 735 (RODC); Donald E. Ferguson as recorded in Instr. No. 200409140110556 (RODC), on the east and south by Grace Church of the Nazarene as recorded in Deed Book 7280, Page 133 (RODC), and on the west by the eastern Right of Way (ROW) of Briley Parkway. Tract being described as follows:

POINT OF BEGINNING being a concrete monument on the eastern ROW of Briley Parkway and being the southwest corner of said St. Mina Coptic Orthodox Church of Tennessee; thence leaving said ROW and with the southern lines of said St. Mina Church and Wayne Edward Suey, S 75°03'14" E 571.29 feet to a T-Post and being the common corner of said Wayne Edward Suey, Donald E. Ferguson and Grace Church of the Nazarene; thence with common line of said Grace Church S 10°42'28" W passing the northern line of a 30-foot access easement at 434.05 feet, a total distance of 464.05 feet to a 1 1/2" iron pipe; thence N 80°13'01" W 62.70 feet to an iron rod set and being on the eastern ROW of said Briley Parkway; thence with said ROW N 28°39'38" W 200.88 feet to a concrete monument; thence N 36°27'18" W 517.69 feet to the point of beginning, containing 141,295 square feet or 3.24 acres.

TOGETHER with an easement 30 feet wide for right of ingress and egress to Pennington Bend Road extending from the property hereinabove described and shown on a survey made by Robert M. Searson, TN RS # 1666, dated February 8, 2017, and as further shown on a survey of John D. Kerr, dated March 22-28, 1960, as lying between a 7.139 acre tract and a 13.04 acre tract for a distance of 797.3 feet, as created in Deed of record in Book 6849, page 546, said Register's Office.

Being a portion of the same property conveyed to JAMES E. GLEAVES and MARGARET S. GLEAVES, by deed from Gleaves Farm, LTD., L.P. of record in Instrument Number 20170331-0031415, Register's Office for Davidson County, Tennessee.