BOX 10-A

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Patsy T. Baccus
Affiant

BILL GARRETT, Davidson County
Trans:T20170029050 DEEDQC
Recvd: 04/06/17 10:22 5 pgs
Fees:27.00 Taxes:0.00
20170406-0033728

Sworn to and subscribed before me this 5 day of April, 2017.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Daniel and Patsy T. Baccus 1331 Old Hickory Blvd Brentwood TN 37027	Same	Map 159 Parcel 34.00

KNOW ALL MEN BY THESE PRESENTS that we, Daniel Baccus and Patsy T. Baccus, do hereby quitclaim and by these presents transfer and convey to Daniel Baccus and Patsy T. Baccus, as Tenants-In-Common, all of our right, title and interest in the property in Davidson County, Tennessee known as 1331 Old Hickory Blvd, containing 7.85 acres more or less, being the same 7.26 acres purchased January 20, 1995 by Daniel Baccus and Patsy T. Baccus located totally in Davidson County on the South side of Old Hickory Blvd. to which was added .59 acre, also in Davidson Co., from Lot Nos. 5 and 6 as shown on the Plan of River Oaks Subdivision, Section One, due to the Re-Subdivision of Lot Nos. 5 and 6 as recorded in Williamson Co. on July 26, 1996. The said property is more specifically described as follows:

See Attached Exhibit A and Attached Exhibit B

This conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of April, 2017.

Daniel Baccus

Patsy T. Baccus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Baccus, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of April, 2017.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy T. Baccus, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 2017.

Notary Public

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

My Commission Expires: _____

EXHIBIT A

Land in Davidson County Tennessee conveyed on January 20, 1995 to Daniel Baccus and wife, Patsy T. Baccus by Deed from Patricia Ann Swindell Phair, William Swindell and Robert Glenn Swindell, Co-Executors of the Estate of Paul E. Swindell, deceased, in Book 9575, Page 488-496, Register's Office for Davidson County, Tennessee, being land situated on the South side of Old Hickory Blvd., immediately to the West of River Oaks Road and more particularly described as follows:

Beginning at an iron rod located in the south R.O.W. margin of Old Hickory Blvd., said point also being the North East corner of the William A. King property; thence with said R.O.W. S 75° 13' E 519.86 feet to an iron rod; thence leaving said R.O.W. S 14° 47' W 45.00 feet to a concrete monument; thence with the chord of a curve having a radius of 50.00 feet and an interior angle of 90° 00' 00", S 30° 13' 00" E 70.71 feet to an iron rod; thence with the chord of a curve with a radius of 410.00 feet and an interior angle of 42° 24' 00", S 6° 25' 00" E 296.53 feet to a concrete monument; thence S 27° 37' 00" E 51.34 feet to a concrete monument; thence leaving said R.O.W. S 62° 30' 26" W 318.83 feet to an iron rod: thence N 39° 09' 11" W 24.96 feet to a concrete monument; thence N 59° 15' 57" W 172.98 feet to a concrete monument; thence N 72° 15' 36" W 184.13 feet to an iron rod; thence N 3° 58' 57" E 562.14 feet to the point of beginning, said tract containing 7.26 acres more or less.

Including Lot Nos. 5 and 6 (said lots also purchased January 20, 1995 by Daniel Baccus and Patsy T. Baccus) as shown on the Plan of River Oaks, Section 1 of record in Book 4175, Page 31, Register's Office for Davidson County, Tennessee and Plat Book 3, Page 41, Registers Office for Williamson County, Tennessee, and more particularly described as follows:

Said Lot No. 5 fronts 119.0 feet (plat 119.00 feet) along the northerly margin of River Oaks Court, and runs back between lines, 312.49 feet (plat 312.25 feet) on its easterly line and 379.58 feet (plat 380.00 feet) along its westerly line to a line in the rear on which it measures 197.94 feet (plat 198.11 feet), containing 1.21 +/- acres (plat 1.26 acres).

Said Lot No. 6 front 119.00 feet (plat 1009.00 feet) along the northerly margin of River Oaks Court and runs back between lines, 379.58 feet (plat 380.00 feet) along its easterly line and 430.56 feet (plat 430.25 feet) along its westerly line, to a line in the rear on which it measures 184.13 feet (plat 185.02), containing 1.45 +/- acres (plat 1.47 acres).

Except and Less

Land in Williamson County, Tennessee, being Lot No. 5 on the Re-Subdivision of Lots 5 & 6 of Section One, River Oaks, of record in Note Book 56, Page 355, and Plat Book 23, page 63, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description thereof being the same property conveyed on July 9, 1997 from Daniel Baccus and wife, Patsy T. Baccus by Warranty Deed to David G. Mangum and wife, Patti B. Mangum in Book 1543, Page 86-87, Register's Office for Williamson County, Tennessee.

Land in Williamson County, Tennessee, being Lot No. 6 on the Re-Subdivision of Lots 5 & 6 of Section One, River Oaks, of record in Note Book 56, Page 355, and Plat Book 23, page 63, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description thereof being the same property conveyed on January 3, 2012 from Daniel Baccus and wife, Patsy T. Baccus by Quitclaim Deed to David G. Mangum and wife, Patti B. Mangum and to David G. Mangum as custodian for Elam O. Mangum and G. Daniel Mangum as joint tenants with right of survivorship under the Uniform Transfers to Minors Act ("UTMA") in Book 5480, Page 203-204, Register's Office for Williamson County, Tennessee.

Being part of the same property conveyed on January 20, 1995 to Daniel Baccus and wife, Patsy T. Baccus by Deed from Patricia Ann Swindell Phair, William Swindell and Robert Glenn Swindell, Co-Executors of the Estate of Paul E. Swindell, deceased, in Book 9575, Page 488-496, Register's Office for Davidson County, Tennessee.

EXHIBIT B: 1996 Re-Subdivision of Lot Nos. 5 & 6 River Oaks Subdivision, Section One

