This Instrument Prepared by:
LARRY T. THRAILKILL
LITTLE, THRAILKILL AND OWEN, P.C.
25TH FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

mail to

ADDRESS OF NEW OWNER:

EPH H. HOOVER, JR.
Murfreesboro Road
Antioch, Tennessee 37013

MAP NO. 164

PAR. NO. 1

SEND TAX BILLS TO:

SAME AS ABOVE

QUITCLAIM DEED

JAN 27 MISC B* 6.00 * 6.00

THIS INSTRUMENT made and entered into on this, the 27th day of JAN., 1976, by and between LUCINDA HOOVER, hereinafter referred to as "Grantor", and EPH H. HOOVER, JR., hereinafter referred to as "Grantee".

W I T N E S S E T H:

THAT, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Grantor hereby transfers, conveys and quitclaims unto the Grantee all of her right, title and interest in and to the following described real estate situated in the 2nd Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT NO. 1: Land in the 2nd Civil District of Davidson County, Tennessee, being Lots No. 6 to 11, inclusive, on the map of Simeon Stevens Lands, as of record in Book "H", page 409, County Court for said County, described together as follows:

BEGINNING at a stake, the southwest corner of Lot No. 5 on said plan; thence south 1-1/2 deg. west 152.16 poles to a stake; thence east 20 poles to a stake and pointers; thence south 1 deg. west 88.92 poles to a stake; thence east 42 poles to two cedar stumps; thence north 1/2 deg. east 84.02 poles to a stake; thence north 78 deg. west 9 poles to a stake and hickory pointers; thence north 1-1/4 deg. west 83.72 poles to a stake; thence east 22.70 poles to a stake; thence east 22.70 poles to a stone; thence north 71 poles to a stake and elm; thence west 45.60 poles to a stake, the southeast corner of lot No. 5; thence north 87-1/4 deg. west 27.28 poles to the beginning, containing 80.97 acres, more or less.

BEING the same property conveyed to E. H. HOOVER, JR., by deed of record in Book 2153, page 9, Register's Office for Davidson County, Tennessee. BEING also the same property conveyed to Warranty Deed dated September 27, 1963, from E. H. HOOVER, JR., to JUDSON HARWOOD, Trustee, and from JUDSON HARWOOD, Trustee, to E. H. HOOVER, JR., and wife, LUCINDA HOOVER, of record in Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO: Family graveyard as described in deed from B. B. MATLOCK and wife, to SIMON STEPHENS decendants, dated May 25, 1916, filed May 27, 1916, and recorded in Book 481, page 690, Register's Office for Davidson County, Tennessee. GRAVEYARD consisting of 20 graves, more or less, lying on a hill south of the house on the above property, be known as the Old Montgomery Grave Yard, as described in deed from R. G. KAY, et al, to R. S. RIEVES, SR., and wife, dated November 26, 1949, filed December 6, 1949, and recorded in book 1780, page 557, Register's Office for Davidson County, Tennessee. Graveyard enclosed by wire fence consisting of three graves lying just south of the house, in which grave yard is buried Ben Matlock, his wife, and Willie Gleaves, as described in deed from R. G. KAY, et al, to R. S. RIEVES, SR., and wife, dated November 26, 1949, filed December 6, 1949, and recorded in Book 1780, page 557, R.O.D.C., Tennessee.

It is expressly understood and agreed that Grantors are hereby conveying their entire interest in and to the entire tract of land including their interest in the aforementioned grave yards.

TRACT NO. 2: Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Murfreesboro Turnpike, Morgan's northeast corner; thence south 39 deg. west 111 poles to a stake; thence south 70 deg. west 32.88 poles to a stake in Ben Matlock's east boundary line; thence south 3 deg west 55-1/2 poles to a stake and fence post; thence south 88-1/2 deg. east 108.53 poles, more or less, to a point, the southwest corner of a tract of land conveyed by J. P. Gambill to T. M. Gambill in Book 641, page 312; thence with the westerly line of tract No. 23 3/4 deg. east 118-1/2 poles, more or less, to a point, the northwest corner of the property conveyed to T. M. Gambill in Book 641, page 312; thence north 46-1/2 deg. west 71-1/4 poles, more or less, to the beginning, containing 86 acres and 150 poles, more or less.

BEING the same property conveyed to Eph H. Hoover, Jr., by deed of record in Book 2033, Page 61, Register's Office for Davidson County, Tennessee. BEING also the same property conveyed by Warranty Deed dated September 27, 1963, from E. H. HOOVER, JR., to JUDSON HARWOOD, Trustee, and from JUDSON HARWOOD, Trustee, to E. H. HOOVER, JR., and wife, LUCINDA HOOVER, of record in Book _____, page _____, in the Register's Office for Davidson County, Tennessee; and, ALSO BEING the same piece of property conveyed to LUCINDA HOOVER from EPH H. HOOVER, JR., by deed dated February 8, 1968, of record in Book 4212, page 819, of the Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and date first above written.

Lucinda Hoover
LUCINDA HOOVER

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, B C BATEMAN, a Notary Public in and for said County and State, the within named LUCINDA HOOVER, the bargainor, with whom I am personally acquainted; and who acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

WITNESS MY HAND and official seal at [illegible] Tennessee, this 1 day of Jan, 1976.

B C Bateman
Notary Public

B. C. BATEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

11-3-79

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $10.00.

Lucinda Hoover
Affiant

Subscribed and sworn to before me, this, the 1 day of Jan, 1976.

B C Bateman
Notary Public

B. C. BATEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES:

[illegible]

D 3 3 7 0 9

IDENTIF. REFERENCE

JAN 27 2 01 PM 1976

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.