THIS INSTRUMENT PREPARED BY:
JAMES C. DALE III, Attorney
1406 Nashville Trust Building
Nashville, Tennessee 37201

Mail

Send tax bills to:
Cecil Hitt
Union Hill Rd.
Goodlettsville, Tenn 37072
Map/Parcel Nos.:
17-178, 17-203, 17-204

QUIT-CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5085 PAGE 181

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

James C. Dale
Trustee

SWORN TO AND SUBSCRIBED before me this 2nd day of November, 1976.

Judy M. Butler
Notary Public

My Commission Expires:
5/2/77

NOV-5 MISC 8* 6.00 * 6.00

For good consideration and for the express purpose of making a re-conveyance in order to create one tract of land titled in the Grantee, I, Cecil L. Hitt, by these presents do hereby quit-claim and convey unto James C. Dale III, Trustee, his successors and assigns, the following described tracts or parcels of land in Davidson County, Tennessee, to-wit:

TRACT NO. 1: Being in the former 10th Civil District of said County described according to survey of F. E. Head, Assistant County Surveyor of Robertson County, Tennessee, dated October 26, 1971 as beginning at a point in the centerline of the right-of-way of Union Hill Road, 525 feet southeasterly from the point of intersection of the centerline of said right-of-way of Union Hill Road and the centerline of the right-of-way of Lower Walker's Creek Road, thence north 48° 30' east 371 feet to a point, thence north 13° 30' east 335 feet to a fence line (iron pin and large elm tree), thence with said fence line south 87° 30' east 370 feet to the northeast corner of this tract, thence south 27° 30' west 932 feet with line which is common line of this tract and the Dill property to the said centerline of Union Hill Road, thence with said centerline north 47° 30' west 400 feet to the point of beginning, and containing 5.4 acres, more or less, including the described portion of the right-of-way of Union Hill Road. Said property is a part of the property conveyed to J. V. Hitt and wife, Bessie L. Hitt (one and the same person as Bessie Fryer Hitt), by deed of record in Book 1383, Page 74, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Being in the former 10th Civil District of said County described according to survey of F. E. Head, Assistant County Surveyor of Robertson County, Tennessee, dated October 26, 1971 as beginning at a point in the centerline of Union Hill Road, an iron pin being on the south edge of said Road, and being about 394.5 feet easterly of the intersection of the centerline of Lower Walker's Creek Road with the centerline of Union Hill Road, the northwest corner of this property, thence with the line of the Hitt property as follows: south 25° 15' west 52.6 poles to a marked locust tree, thence south 15° east 21.2 poles to a stake in the fence line of I. B. Cuffman, a corner with the Hitt property, thence with said fence line of said Cuffman south 88° east 42.3 poles to a large beech tree, thence with the line of Mrs. Paul Owen's property as follows; north 40° east 6.4 poles to a beech tree, thence north 5° east 13.4 poles, and north 29° 15' east 4.3 poles to a post, thence north 64° 45' west 8.7 poles and north 28° 15' east 20.1 poles to the center of said Union Hill Road, thence with the centerline of said Road north 47° 45' west 51 poles to the beginning, containing 18.5 acres, more or less,

including the described portion of the roads and rights-of-way for roads. Provided, however, there is included in the descrption of said Tract No. 2 but excluded from this conveyance a tract of 1.69 acres, more or less, heretofore conveyed by Bessie Fryer Hitt and J. V. Hitt to Cecil L. Hitt by deed of record in Book 3969, Page 1, Register's Office for Davidson County, Tennessee.

Said Tract No. 2 herein conveyed is a part of the property conveyed to Bessie Fryer Hitt, by deed of I. B. Fryer, of record in Book 1403, Page 507, Register's Office for Davidson County, Tennessee.

Both of the above-described tracts were conveyed to Cecil L. Hitt by deed of J. V. Hitt, et ux, dated January 15, 1972, and recorded in Book 4573, Page 242, Register's Office for Davidson County, Tennessee.

Tract No. 1 is unimproved but Tract No. 2 is improved with a house on Union Hill Road, Goodlettsville, Tennessee 37072.

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

And now, I, the said James C. Dale III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit-claim and convey unto Cecil L. Hitt, his heirs and assigns, the following property, which said property, described according to a survey, in one tract, is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. Said property is described as follows:

Being property in the former 10th Civil District of Davidson County, Tennessee, described according to a survey made September 10, 1976, by F. E. Head in metes and bounds as follows:

Beginning at an iron pin at the south edge of Union Hill Road and corner with Nelle Hitt Jernigan, the north-west corner of this property; thence with line of said Jernigan S. 25° W. 947 feet to a stake; thence S. 15° E. 349.8 feet to a stake in fence line of J. B. Cuffman, a corner with said Jernigan; thence with fence line of said Cuffman, S. 85° E. 710 feet to a large beech tree; thence with fence line of Paul Owens as follows: N. 40° E. 109 feet to a large beech tree; thence N. 12° E. 223 feet to a post; thence N. 25° 25' E. 72 feet to a post; thence N. 60° 35' W. 126.7 feet and N. 28° 45' E. 317.6 feet to a point at the south edge of aforesaid Union Hill Road; thence with south edge of said Road N. 45° 15' W. 810.5 feet to the beginning, containing 18.22 acres, more or less.

Being the same property conveyed to Cecil L. Hitt by deed from J. V. Hitt, and wife, Bessie Fryer Hitt, of record in Book 4573, Page 242, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of November, 1976.

Cecil L. Hitt

CECIL L. HITT

James C. Dale III

JAMES C. DALE III, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Butler, a Notary Public in and for said County and State, the within named CECIL L. HITT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 1976.

Judy M. Butler
Notary Public

My Commission Expires:
5/7/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy M Butler, a Notary Public in and for said County and State, the within named JAMES C. DALE III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 1976.

Judy M. Butler
Notary Public

My Commission Expires:
5/7/80

D75780

IDENTIF REFERENCE

NOV 5 9 11 AM '76

REGISTER
DAVIDSON COUNTY, TENN.