THIS INSTRUMENT PREPARED BY C. EDWARD COOMER, ATTORNEY AT LAW
4015 TRAVIS DRIVE, NASHVILLE, TENNESSEE 37211

NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JUDITH ANN DUNN FREEMAN ROAD GOODLETTSVILLE, TN 37072	SAME	MAP 11 PARCEL 52

QUITCLAIM DEED

AUG-88 MISC B* 6.00 * 6.00

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, receipt of which is hereby acknowledged and the assumption of the balance of an indebtedness to Jimmy D. Baker and wife, Ann Baker, secured by an Installment Deed of record in Book 4824, page 188, Register's Office for Davidson County, Tennessee, the balance of an indebtedness to the Commerce Union Bank, secured by a Deed of Trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and all remaining and unpaid debts and expenses incurred in the construction and improvement on said property, I, BEN CARLTON DUNN, have bargained and sold, and by these presents do transfer, convey and quitclaim unto JUDITH ANN DUNN, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, being part of a tract of the H. S. Freeman Lands, and shown on the Plan of record in Book 332, Page 58, Register's Office Davidson County, Tennessee, and being the rear portion of Tract 11 and a 50-foot strip extending on to Freeman Road on unrecorded map of the subdivision of said tract by the Freeman Heirs and described in two tracts according to a survey by J. E. Maddux, as follows:
>
> TRACT #1: BEGINNING at a point, said point lying in Freeman Road and being a common corner between Tracts 10 and 11 of the old Freeman Heirs property; thence along said road S 26° 15' E a distance of 50.0 feet to a point; thence leaving said road and going S 63° 15' W a distance of 517.0 feet to a point, said point being an iron pin; thence going N 15° W a distance of 50.4 feet to a point, said point being an iron spike in the edge of a gravel road; thence going along the edge of said gravel road N 63° 15' E a distance of 508.0 feet to the point of beginning, containing 0.58 acres, +.

TOGETHER with the right of ingress and egress over private road running along the common boundary of Tracts Nos. 10 and 11, as shown on a survey by L. B. Petty, Surveyor, dated September 25, 1957.

TRACT #2: BEGINNING at a point in the line between Tracts 10 and 11, and the N.W. corner of Tract 1; thence with the line between this property and property conveyed to Steven Dwight Hinkle et ux, of record in Book 4618, Page 715, Register's Office Davidson County, Tennessee, as follows: S 15° E 102.5 feet to a point; thence N 85° W 702.9 feet to a walnut; thence N 9° E 138 feet to an elm; thence N 44° E 151 feet to a hackberry tree; thence S 75° E 569 feet to the point of beginning;

BEING the same property conveyed to Ben Carlton Dunn and wife, Judith Ann Dunn by Installment Deed of record in Book 4824, page 188, Register's Office for Davidson County, Tennessee.

The said JUDITH ANN DUNN shall have and hold said tract or parcel of land against any and all claims of the Grantor, his heirs and assigns.

X Ben Carlton Dunn
BEN CARLTON DUNN

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEN CARLTON DUNN, 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 the 1st day of August, 1978.

Carol Twidwell
Notary Public

My commission expires:

8-1-81

CAROL TWIDWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ NONE .

Judith Ann Klauer
AFFIANT

Subscribed and sworn to before me, this the 2 day of Aug, 1978.

Earl Potter, Jr.
Notary Public

My commission expires:
8-8-79

NOTARY PUBLIC · DAVIDSON COUNTY, TENN. · EARL POTTER, JR.

E 81681

IDENTIF. REFERENCE

AUG 8 3 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.