BOOK 5328 PAGE 340

mail

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: |
|---|---|---|
| BEN CARLTON DUNN<br>c/o DUNN'S AUTO SALES<br>1314 GALLATIN ROAD, SOUTH<br>NASHVILLE, TN 37206 | SAME | 11-parcel 57 |

QUITCLAIM DEED

AUG 22 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 three (3) separate notes to the Commerce Union Bank, secured by a Deed of Trust of record in Book 4824, page 194, a Deed of Trust of record in Book 5012, page 63 and a Deed of Trust of record in Book 4897, page 533, Register's Office for Davidson County, Tennessee, I, JUDITH ANN DUNN, have bargained and sold, and by these presents do transfer, convey and quitclaim unto BEN CARLTON DUNN, his heirs and assigns, all of my right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee:

Tract I: Beginning at a point, said point being located a distance of 50' on a line N 5° 15' E from a spike in the center of Freeman Road and lying in the center of said road; thence leaving said road on a line N 84° 45' W for a distance of 400.00' to a point; said point being a wooden stake; thence going N 57° 14' W a distance of 2093.13' to a point, said point being an iron pin locating a corner of the Freeman Heirs Property thence along a line N 83° 30' E a distance of 630.00' to a point, said point being an iron pin locating a corner of the Freeman Heirs property; thence going S 56° 00' E a distance of 1870.00' to a point, said point being in the center of Freeman Road and marked by a railroad spike; thence going S 5° 15' W a distance of 196.00' to the point of beginning, said tract containing 18.2 acres, more or less.

Being a part of the same property conveyed to Ben Carlton Dunn and wife, Judith Ann Dunn, by deed from Jimmy D. Baker and wife, Ann Joyce Baker, of record in Book 4824, page 185, Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 4895, page 232, said Register's Office.

A tract of land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a nail in the center of Freeman Road and a common corner between Tract No. 1 and Tract No. 2 of the Freeman Heirs property; thence going along the center of said road S 5° 15' W a distance of 50.0 feet to a point, said point being a nail in the pavement; thence leaving said road and going S 63° 15' W a distance of 508.0 feet to a point, said point being an iron pin in the center of said gravel road; thence along the center of said gravel road N 75° W a distance of 569.0 feet to a point; said point being a Hackberry tree; thence going S 44° 0' W a distance of 151.0 feet to a point; said point being an Elm tree; thence going S 9° 0' W a distance of 139.0 feet to a point; said point being a Walnut tree; thence going through a wooded area on a meandering line described by the following calls: N 85° 0' W a distance of 603.5 feet; thence N 3° 0' E a distance of 231.0 feet; thence N 85° 0' W a distance of 2030.0 feet; thence N 1° 30' E a distance of 483.4 feet; thence N 85° 0' W a distance of 462.0 feet; thence N 3° 30' E a distance of 869.5 feet; thence S 85° 0' E a distance of 1967.6 feet to a point, said point being an iron pin; thence going S 3° 0' W a distance of 90.7 feet to a point; said point being an iron pin; thence going S 34° 30' E a distance of 82.5 feet to a point; said point being an iron pin locating a common corner between Tract No. 1 and Tract No. 2 of the Freeman Heirs property; thence going along the common line between said Tracts S 57° 14' E a distance of 2093.13 feet to a point, said point being a stake marking a common corner of said Tracts; thence going along the common line between said tracts S 84° 45' E a distance of 400.0 feet to the point of beginning, the above described tract containing 90.5 acres, more or less.

Included in this description, but specifically excluded therefrom is a tract of .13 acre, more or less, conveyed to J. E. Polk by deed from Mrs. M. C. Freeman, et al, of record in Book 425, page 131, Register's Office for said County.

Being part of the property conveyed to Ben Carlton Dunn and wife, Judith Ann Dunn, by deed from Jimmy D. Baker and wife, Ann Joyce Baker, of record in Book 4824, page 185, said Register's Office.

The said BEN CARLTON DUNN shall have and hold said tracts or parcels of land against any and all claims of the Grantor, her heirs, and assigns.

Judith Ann Dunn
JUDITH ANN 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 JUDITH ANN DUNN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2 day of August, 1978.

Notary Public

My commission expires:
8-8-79

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

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

X
AFFIANT

Subscribed and sworn to before me, this the 1st day of August, 1978.

Carol Twidwell
Notary Public

My commission expires:
8-1-81



E 8 4 3 5 0

IDENTIF. REFERENCE

AUG 22 1 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.