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BOOK 5477 PAGE 312

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IDENTIF. REFERENCE

FROM: Roy C. Taylor

TO: Mary Frances Taylor

AUG 6 10 34 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

08/06 5.00

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map-Par Number
Mary Frances Taylor Lot K-9 Fessler's Lane Trailer Park Nashville, TN 37210	Mary Frances Taylor Lot K-9 Fessler's Lane Trailer Park Nashville, TN 37210	Map 67 Par 25

THIS INSTRUMENT PREPARED BY:

Tom H. Williams, Jr.
1206 Fidelity Federal Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ None

Mary Frances Taylor

Subscribed & sworn to before me, this 2 day of Aug, 1979.

Notary Public

My Commission Expires: 2-4-80

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title in Mary Frances Taylor, I, Roy C. Taylor, by these presents do hereby quitclaim and convey unto Mary Frances Taylor, her successors and assigns, the following described tract or parcel of land, to wit:

TRACT 1: A tract of land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyors, November, 5, 1937, as follows:

Beginning on the northerly margin of Tennessee Highway No. 12 at a point in the westerly line of the Fox Property; thence with said Fox's westerly line north 1° 30' east 142.6 feet to a stake; thence north 12° 30' west 413 feet to a stake; thence leaving said line south 1° 30' west 343 feet to a stake; thence south 85° 15' west 95 feet to a stake; thence south 1° 30' west 210 feet to a stake in the northerly margin of said highway; thence with said highway north 85° 15' east 200 feet to the beginning, containing 1.29 acres, more or less.

And being the same property conveyed to Cara Bell Taylor by deed from Sam Henderson and wife, Inez Henderson, of record in Book 1115, page 140, Register's Office of Davidson County, Tennessee.

TRACT 2: Being a certain tract or parcel of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee and described according to a survey made by G. W. Watkins, surveyor, dated January 12, 1956.

Beginning at a point in the northerly margin of the right of way of said Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins

mentioned and described in Book 1290, page 324, and the tract of land owned by Cora Bell Taylor mentioned and described in the deed of record in Book 1115, page 140, Register's Office for Davidson County, Tennessee; thence north 1° 30' east 210 feet to the beginning point of the tract herein conveyed, the same being the southwest corner of said tract; thence north 85° 15' east 95 feet to a point; thence north 1° 30' east 89 feet to an iron pin; thence south 85° 15' west 95 feet to an iron pin; thence south 1° 30' west 89 feet to the point of beginning, and containing 19/100ths acres more or less, and being part of the same property conveyed to W. Louis Simpkins and wife, Jean C. Simpkins, by deed from Omar Wendell Charles, et ux, of record in Book 1290, page 324, Register's Office, Davidson County, Tennessee.

And being the same property conveyed to Cora Bell Taylor by deed from W. Louis Simpkins and wife, Jean C. Simpkins, of record in Book 2594, page 507, Register's Office of Davidson County, Tennessee.

The said Cora Bell Taylor is deceased and by the terms of her Will of record in Will Book 114, page 558, Register's Office of Davidson County, Tennessee, said property was willed to Alma Pearl Hargrove, Daisy Mai Owen and Roy Clayton Taylor.

Being the same property conveyed to Roy C. Taylor and Mary Frances Taylor by Deed from Alma Pearl Hargrove and Daisy Mai Owen, in Book 5111, page 276, Register's Office for said County.

This is improved property, known as Route 3 Ashland City Hwy Better Known as Hydes Ferry Pk.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of March, 1979.

Roy Clayton Taylor
Roy Clayton Taylor

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, Jerry W Hamlin, a Notary Public in and for said County and State, the within named, Roy Clayton Taylor, 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 Ashland City, Tennessee, this 17 day of March, 1979.

Jerry W Hamlin
Notary Public

My Commission Expires: 2-4-80