THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail Bank of Goodlettsville

QUITCLAIM DEED

BOOK 5589 PAGE 233

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
JOHN C. GARRETT, JR. ET AL 115 Hollywood Street Goodlettsville, TN 37072	SAME	18-4-3 Par 7 18-8-9 Js

This instrument made and entered into on the day and date last written by and between J. C. GARRETT, hereinafter referred to as the Grantor, and JOHN C. GARRETT, JR., and ELIZABETH GARRETT THOMAS, hereinafter referred to as the Grantees;

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantees, as tenants in common, each owning a one-half undivided interest, all of his right, title and interest in and to the following described real estate located in Davidson County, Tennessee, and more specifically described as follows:

Tract No. I: In the Tenth Civil District of Davidson County, Tennessee.

Beginning at a point in the center of Old Springfield Road, 25 feet south of the interesection of Pear Orchard Hill Drive and Old Springfield Road, being in the south margin of Pear Orchard Hill Drive, and running with the center line of Springfield Road North around a 12 degree curve to the point tangent of curve; thence following the center line of road N 4 degrees 30' West 335 feet, North 30 degrees 30' West 288 feet, North 42 degrees 30' 189 feet to a spike; thence leaving road running North 47 degrees East 186 feet to the center of the old abandoned L. & N. R. R.; thence South 41 degrees East 1,375 feet following the old R.R. to the center of Lumsey Branch; thence North 47 degrees East 33 feet to the center of Mansker's Creek; thence down the creek South 53 degrees East 147 feet to the State property; thence running with the west line of the State property South 19 degrees East 235 feet to a point in the north margin of Old Springfield Road; thence turning and running with the north margin of Old Springfield Road North 61 degrees West 222 feet, North 62 degrees West 158.8 feet to the center of the East rail of Lumsey Creek Bridge; thence turning South 42 degrees

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30' crossing road on bridge 126 feet, following center of Lumsey branch North 43 degrees 30' 359 feet, North 40 degrees West 174 feet to the East right-of-way of the L. & N. R.R.; thence North 55 degrees West 246 feet crossing Hitt Road at 36 feet following the R.R. right-of-way; thence North 55 degrees West 51 feet to a stone in the East right-of-way line; thence North 28 degrees 24' 207 feet to a stake; thence North 8 degrees 43' East 200 feet to a stake in the south margin of Pear Orchard Hill Drive; thence with the east margin of Pear Orchard Hill Drive around the curve to the beginning, including a small spring lot on the Northwest corner of Pear Orchard Hill Drive and Old Springfield Road; and containing 14.02 acres, according to a survey by C. J. Carney, Surveyor, dated October 13, 1964.

Being the same property conveyed to Catherine Graves Garrett by deed from W. C. Moncrief and Company, Inc., of record in Book 3833, page 354, Register's Office for Davidson County, Tennessee.

Tract No. II: Being in the 11th Civil District, formerly the Tenth Civil District, of said County, and in the Corporate limits of the City of Goodlettsville.

Being Lot No. 21, on the plan of Connell Hills Subdivision, of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 148.6 feet on the southerly margin of Pear Orchard Drive, running back on the easterly margin South 8 degrees 43' West 243.4 feet; thence South 28 degrees 24' West 207.8 feet to L. & N. Railroad right-of-way; thence in a westerly direction with said railroad right-of-way 66.2 feet to a point; thence following same direction 14.7 feet; thence in a northerly direction to the margin of said Pear Orchard Drive 348.4 feet to the point of beginning.

Being the same property conveyed to Catherine Graves Garrett by deed from Billy Hitt and wife, Maxine G. Hitt, of record in Book 3833, page 358, Register's Office for Davidson County, Tennessee.

And the said Catherine Graves Garrett having since died, survived by her husband, J. C. Garrett and two children, John C. Garrett, Jr., and Elizabeth Garrett Thomas, the only issue born to her during her lifetime, as her only heirs at law, and she having died for all purposes intestate, the hereinabove described property became vested in the said J. C. Garrett, John C. Garrett, Jr., and Elizabeth Garrett Thomas as tenants in common and the Grantor, J. C. Garrett, makes this conveyance to vest the said property in his children, John C. Garrett, Jr., and Elizabeth Garrett Thomas, as tenants in common, with each owning a one-half undivided interest in same.

But, the Grantor and Grantees, by their joinder in this conveyance, agree that a life estate shall be reserved in the Grantor, J. C. Garrett, for and during his natural lifetime.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31st day of Jan., 1980.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual value or consideration for this transfer, whichever is greater, is None.

J. C. Garrett
J. C. GARRETT

J. C. Garrett
Affiant

John C. Garrett
JOHN C. GARRETT, JR.

Subscribed and sworn to before me, this the 31st day of Jan., 1980.

Maria W Butterworth
Notary Public

My commission expires 4-28-81.

Elizabeth Garrett Thomas
ELIZABETH GARRETT THOMAS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. C. GARRETT and JOHN C. GARRETT, JR., the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tn., Tennessee, this 31st day of Jan. 1980.

Maria W Butterworth
Notary Public

My commission expires: 4-28-81

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IDENTIFICATION REFERENCE
APR 10 1 56 PM '80
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE:

COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH GARRETT THOMAS, the within named 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 Johnson City, Tennessee, this 4th day of February, 1980.

Notary Public

My commission expires: My Commission Expires January 25, 1981