4325

05/19 5.00 - CHECK

FROM:

OTIS M. MAINES, unmarried

BOOK 5926 PAGE 589

TO:
ROY M. MAINES, SR. and
ROY M. MAINES, JR.

QUITCLAIM DEED

ROY M. MAINES, SR., ETAL New Owner P/O Map 5-11

P. O. Box 521 14D-28380

Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY:

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

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

Affiant

Subscribed and sworn to before me, this 10th day of August, 19 82.

Notary Public

Commission expires: 10/21/85

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple title in Roy M. Maines Sr. and Roy M. Maines, Jr., with each having the right of survivorship in the other's 1/2 interest.

I OTIS M. MAINES, unmarried, by these presents do hereby quitclaim and convey unto ROY M. MAINES, SR. and ROY M. MAINES, JR., with each having the right of survivorship in the other's 1/2 interest, their heirs and assigns, the following described tract or parcel of land, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, being a 5 acre plus 2.7 acre plus .3 acre or a total of 8.0 acres, more or less, according to a survey by Barry Greer and Associates dated October 1976. This property fronts on the southerly side of Huffman Road as to 7.7 acres and on the northerly side of Huffman Road as to .3 acre.

TRACT I: Consisting of 7.7 acres, begins at an iron pin in the center of an old road, which point is determined by measuring 372 feet down the middle of the old road in a generally westerly direction to where it intersects the southerly margin of Huffman Road and then as measured along the southerly margin of Huffman Road 441.13 feet in a generally westerly direction to the intersection of the southerly margin of Huffman Road and the easterly margin of Greenbrier Road. Now from the original beginning point in the aforesaid old road North 53 degrees East 106 feet to an iron pin in the southerly margin of Huffman Road; thence in the southerly margin of Huffman Road North 82 degrees 50 minutes East 52 feet; continuing with a slight curve in the southerly margin of Huffman Road generally easterly 105.05 feet to a point; thence with the southerly margin of Huffman Road widens with off set South 03 degrees 49 minutes West 15 feet to an iron pin in southerly margin of Huffman Road as now widened and in the southerly margin continuing in a generally easterly direction in a slight curve 139.54 feet to an iron pin; thence Huffman Road in the southerly margin narrows with an offset North 18 degrees 49 minutes East 15 feet to an iron pin; thence continuing with the southerly margin of Huffman Road now narrower and with a slight curve 4.94 feet to an iron pin; then continuing in the southerly margin of Huffman Road South 70 degrees 40 minutes East 234.13 feet to an iron pin; thence now leaving Huffman Road South 06 degrees 19 minutes West 338.7 feet to an iron pin; thence South 04 degrees 10 minutes West 200 feet to an iron pin; thence North 81 degrees 07 minutes West 591.9 feet to a point; thence North 03 degrees 33 minutes East 199.14 feet and 280.2 feet to the point of beginning.

TRACT II: Beginning at an iron pin in the center of an old road where it intersects the northerly margin of Huffman Road, said beginning point being in that most northerly point of the old Baker farm which lay on the easterly side of Huffman Road; thence with the westerly margin of Huffman Road with a curve in a generally southerly direction 244.57 feet plus 155.77 feet to an iron pin; thence leaving Huffman Road and running along the following calls and distances: North 51 degrees West 100.3 feet; North 61 degrees 37 minutes West 134.4 feet; South 82 degrees 31 minutes West 157.82 feet; South 57 degrees 03 minutes West 41.73 feet, to the point of beginning, containing .3 acre, more or less. This is part of the Baker farm which was left over when Huffman Road was built and is conveyed as is, where is, without guarantee as to use.

Being the same property conveyed to Otis M. Maines by deed from Melvin A. Baker and wife, Bonnie R. Baker of record in Book 5092, Page 963, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a vendor's lien of record in Book 5092, Page 963, said Register's Office, Restrictive covenants contained in Book 5092, Page 963, and to all applicable local government planning, building and zoning regulations.

This instrument was prepared from information furnished by the Grantor.

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

This is un-improved property on Huffman Road, Goodlettsville, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10th day of August, 1982.

Otis M. Maines

OTIS M. MAINES

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Otis M. Maines, unmarried, 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 Brentwood, Tennessee, this 10th day of August, 1982.

Linda Wheeler

NOTARY PUBLIC

My commission expires: 10/21/84.

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IDENTIF. REFERENCE

AUG 19 9 43 AM '82

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN