Hold for signed AE

Owner &
Persons responsible for payment of taxes:
James M. Edwards
5409 Sassafras Dr.
Brentwood, Tn. 37027

mail

THIS INSTRUMENT WAS PREPARED BY:

PETERSEN, BUERGER & YOST
ATTORNEYS AT LAW
FRANKLIN, TENNESSEE

BOOK 6488 PAGE 393

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, hereby transfer and convey to JAMES M. EDWARDS, his heirs and assigns, all of my right, title and interest, if any, in and to the following described land located in Davidson County which is more fully described as follows:

Being Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Sassafras Subdivision of record in Plat Book 5050, page 91, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the common corner of Lots 2, 3 and 4; thence with the line between Lots 3 and 4, South 70° 51' 38" West 287.90 feet to an iron pin; thence North 60° 15' 56" West 129.20 feet to an iron pin; thence South 60° 57' 56" West 397.93 feet to an iron pin, at the common rear corner of Lots 3 and 4; thence North 2° 21' 23" East 144 .18 feet to an iron pin; thence North 2° 55' 20" East 330.15 feet to an iron pin; thence North 2° 46' 09" East 83.10 feet to an iron pin in the southerly boundary line of Tyne Valley Estates, Section 9; thence with said line, South 79° 17' East 63.20 feet to an iron pin; thence South 79° 10' East 601.80 feet to an iron pin; thence South 79° 17' East 130.20 feet to an iron pin at the common corner of Lot 161, Tyne Valley Estates, Section 9, and Lots 2 and 3, Sassafras Subdivision; thence with the line between Lots 2 and 3, South 0° 31' 23" East 30.87 feet to an iron pin in the northerly margin of a private road; thence with the margin of the same South 39° 53' 00" West 111.99 feet to an iron pin; thence with a line passing through said private road, South 3° 36' 18" West 67.60 feet to the point of beginning.

Together with the interest of the grantors herein, in and to a private road known as Sassafras Drive as set out in the restrictive covenants of record in Book 5304, page 836, said Register's Office, and in Book 5376, page 800, and as shown on Plat of record in Book 5050, page 91, said Register's Office.

Being the same property conveyed to James M. Edwards and wife, Nancy C. Edwards, by deed from Robert A. Carter and wife, Bobbie A. Carter, of record Book 5460, page 456, R.O.D.C., Tennessee.

In addition to the aforesaid described property, also included with this conveyance is a 50 foot strip of land described as follows:

9282 02/05 9.00 CHECK

Beginning at an iron pin in the northeast corner of the above described tract N 42° 09' 47" W 66.03 feet to a point; N 50° 56' W 52.13 feet to a point; N 22° 37' E 375.80 feet to a point in the southern right-of-way of Jefferson Davis Court; thence with said right-of-way S 67° 23' E 50.0 feet to a point; thence S 22° 37' W 270.0 feet to a point; thence S 0° 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, Register's Office for Davidson County, Tennessee.

Also included with this conveyance is a 25 foot strip of land described as follows:

Beginning at an iron pin located in the southwestern corner of Tyne Valley Estates, Section 9; thence N 4° 22' E 356.90 feet to a point; thence N 79° 45' E 401.5 feet to a point in the western right-of-way of General Forrest Court; thence with said right -of-way, 25 feet more or less to a point; thence S 79° 45' W 373.0 feet to a point; thence S 4° 30' W 340.6 feet to a point; thence N 79° 04' W 25.30 feet to the point of beginning. Said 25 foot access is parallel to the northern and western margin of Lot 159, Tyne Valley Estates, Section 9, as of record in Book 3700, page 66 Register's Office for Davidson County, Tennessee.

WITNESS my hand on this the 13th day of December, 1984.

Nancy Ellen Edwards

Nancy Ellen Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Cathy A. Houser, a Notary Public in and for said State and County, NANCY ELLEN EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 13th day of December, 1984.

Cathy A. Houser

Notary Public

CATHY HOUSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

May 30, 1988

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $10.00.

Affiant

SUBSCRIBED and sworn to before me this the 13th day of December, 1984.

Notary Public

CATHY A. HOUSER NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:

May 30, 1988

I-81489

T. IDENTIF. REFERENCE

FEB 6 4 16 PM '85

STELLA L. HOOVER REGISTER DAVIDSON COUNTY, TN