BOOK 6559 PAGE 756

J 0 5 7 6 1

QUITCLAIM DEED

IDENTIF. REFERENCE

MAY 17 11 17 AM '85

REGISTER
DAVIDSON COUNTY, TN

FROM: James Edward Cuzzort, Jr.

TO: Irene Cuzzort Steranka, Anita D. Amsinger, and Betty Jean Hunter

ADDRESS: 218 North Main Street
Dickson, TN 37055

SEND TAX BILLS TO: Same

MAP & PARCEL NOS. Map 24
Parcel 52
Field Book 10D32030

I, James Edward Cuzzort, Jr., son and surviving heir of James Edward Cuzzort and great-nephew of Myrtle V. Martin, hereby quitclaim, transfer and convey to Irene Cuzzort Steranka, Anita E. Amsinger, and Betty Jean Hunter, their heirs and assigns, my entire interest in the following-described land, located in Davidson County, Tennessee:

Land in the 10th, formerly the 22nd, Civil District of said County, described as follows:

Beginning at a beech, the northwest corner of the Thomas Beazley Tract; thence south 83-1/2° east 58.32 poles to a beech; thence north 82-1/4° east 25.68 poles to a stone; thence south 27-1/4° east 157.56 poles to a fence post; thence south 49-1/4° west 58.80 poles to a stake or a stone in a fence; thence north 85-3/4° west 50 poles to a large beech tree on the west side of Campbell Road, the southeast corner of the property conveyed to Cooper; thence with said road and Cooper's line, north 28-1/4° east 10 poles, north 7° east 8.66 poles, north 49-1/2° west 6 poles, south 89° west 8 poles, south 7-1/2° west 8 poles and south 46-1/2° west 14.92 poles to a point in the northern boundary line of the property conveyed to W. H. Stewart; thence with Stewart's line, north 76° west 43.76 poles to the southeast corner of the property conveyed to J. W. Parrish; thence with Parrish's line, north 1-1/2° east 80.36 poles to the southern boundary line of the property conveyed to B. W. McCasland; thence with McCasland's line, south 74° east 10.04 poles, south 63° 45' east 16.51 poles, south 80° east 6.8 poles, north 77° 15' east 12 poles, north 16-1/2° west 15 poles, north 3-1/2° west 27 poles, and north 79° west 42 poles to a stone, McCasland's northwest corner; thence north 3-1/2° east 38 poles to the beginning, containing 119-1/2 acres, more or less.

Included in the above description, but excluded therefrom are the following two tracts of land:

FIRST TRACT: A Tract of about 4-1/2 acres conveyed to James A. Stamps and wife, Irene L. Stamps, by Deed from Toccoa B. Myers and husband, of record in Book 1811, page 571, Register's Office for said County, described as follows:

Beginning at the corner of the W. H. Stewart and J. W. Parrish land; thence with Stewart's line, south 72° east (old survey south 76° east) 683 feet to the northerly side of Campbell Road; thence north 31° east, with the northerly margin of Campbell Road, 50 feet to a corner; thence north 48° west 329 feet; thence north 2° west 317 feet; thence south 86-1/2° west 395 feet to J. W. Parrish line; thence with his line, south 1-1/2° west 368 feet to the point of beginning.

SECOND TRACT: A Tract of about 0.055 of an acre conveyed to James A. Stamps and wife, Irene L. Stamps by Deed from Toccoa B. Myers and husband, of record in Book 2022, page 287, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Campbell Road, being the southeast corner of the 4-1/2 acre tract conveyed to James A. Stamps and wife by Deed of record in Book 1811, page 571, Register's Office for said County, and the southwest corner of the 115 acre tract belonging to Toccoa B. Myers and husband; running thence with the northerly margin of Campbell Road, north 41-1/2° east 70 feet to a stake; thence south 86-1/2° west 96 feet to a point in the line between Stamps and Myers; thence south 48° east 69 feet to the point of beginning.

Title to said property was conveyed to Toccoa B. Myers by Deeds from C. E. Hardy, et al., of record in Book 846, page 514, and from Roy B. Newton and wife, of record in Book 1148, page 252, said Register's Office.

Being the same property conveyed to Myrtle V. Martin by Deed from Toccoa B. Myers, of record in Book 2022, page 577, Register's Office for said County.

Also included in the above description but excluded therefrom in this Deed is a Tract of land containing 39.3 acres, more or less, conveyed by Myrtle V. Martin to Ailene V. Card, of record in Book 376 page 305, said Register's Office, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to survey made by Richard Omohundro, surveyor, May 30, 1964, as follows:

Beginning at an iron pin in a ditch at the northeast corner of the property conveyed to Anita E. Davy by Deed from Myrtle V. Martin of record in Book 2045, page 557, Register's Office for said County; thence with said Davy's northern boundary line south 74° 30' west 150 feet to an iron pin; thence north 16° 30' west 247.5 feet; thence north 3° 30' west 445.5 feet; thence north 79° west 693 feet to a stone; thence north 3° 30' east 627 feet; thence south 83° 30' east 962.3 feet; thence north 82° 15' east 423.7 feet to a post; thence south 27°15' east 1111 feet, more or less, to said ditch; thence with said ditch south 58° 15' west 58.3 feet to an iron pin; thence south 68° 45' west 100 feet to an iron pin; thence south 57° west 170 feet to an iron pin; thence south 64° west 90 feet to an iron pin, thence north 77° west 100 feet to an iron pin; thence south 74° 15' west 150 feet to an iron pin; thence south 66° 15' west 300 feet to an iron pin; thence south 40° 30' west 90 feet to an iron pin; thence north 59° west 90 feet to the beginning, containing 39.3 acres, more or less.

The property herein described and conveyed in this instrument is not the usual place of residence of the Grantor.

This is improved property known as 1658 Campbell Road, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of JAN., ~~1985~~ 1985.

GRANTOR

STATE OF Oklahoma
COUNTY OF Garfield

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Garfield County, _____, this 7th day of January, 1984. 1985

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Irene C. Steranka
AFFIANT

Sworn to and subscribed before me this 24 day of April 1985.

Beth L. Immaman
Notary Public

My Commission Expires:

7-27-86

Mail

THIS INSTRUMENT PREPARED BY:

George H. Cate, Jr.
Cate & Setzer, Attorneys
1101 Stahlman Building
Nashville, TN 37201

615/255-0354