Mail -

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

QUITCLAIM DEED

BOOK 6896 PAGE 551

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James T. Lawson, Jr., et al Oakland Farm, Rt. 3 Springfield, TN 37172	SAME	Map 12 P/O Parcels 15, 57, 58 and 63

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JAMES T. LAWSON, JR., hereinafter referred to as the "GRANTOR", and JAMES T. LAWSON, JR. and JAMES T. LAWSON, SR., as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEES, jointly and severally, of a certain First Mortgage in favor of ANNIE MAI LEEMAN TARPLEY, LILLIAN NOVELLA LEEMAN GREGORY, ELLA BELLE LEEMAN ARROWOOD and JOHN THOMAS LEEMAN, their heirs or assigns, evidenced by a Deed of Trust recorded simultaneously herewith in the principal amount of $17,200.00, I, JAMES T. LAWSON, JR., have this day bargained, sold and quitclaimed unto JAMES T. LAWSON, JR. and JAMES T. LAWSON, SR., as joint tenants with survivorship obtaining, their heirs and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 6 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, (said point being North 74° 08' 09" East 156.34 feet to an iron pin; thence North 74° 41' 02" East 200.70 feet to an iron pin; thence, North 77° 03' 19" East 148.07 feet to an iron pin; thence in an easterly direction on a curve

having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42° 53' 27" for a distance of 438.50 feet from the southeast corner of the property of Carl Guthrie of record in Book 3886, page 486, Register's Office for Davidson County, Tennessee); thence, North 11° 40' 22" East 1236.65 feet to an iron pin; thence, North 83° 07' 54" East 276.12 feet to an iron pin; thence, South 07° 41' 12" East 1033.41 feet to an iron pin in the northerly margin of Brick Church Pike; thence, in a westerly direction along a curve having a radius of 1195.00 feet, a tangent of 469.41 feet and a delta angle of 42° 53' 27" for a distance of 220.31 feet to the point of beginning and containing 5.52 acres, more or less.

BEING the same property conveyed to James T. Lawson, Jr. by deed from ANNIE MAI LEEMAN TARPLEY, LILLIAN NOVELLA LEEMAN GREGORY, ELLA BELLE LEEMAN ARROWOOD and JOHN THOMAS LEEMAN, recorded in Book 6882, page 15, said Register's Office.

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

IT IS THE INTENT of the GRANTEES that they shall own and hold title to the property hereinabove described as joint tenants with survivorship obtaining--that is, in the event of the death of either of them, the other shall own and hold title to the said property, in fee simple.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 18 day of June, 1986.

GRANTOR:

JAMES T. LAWSON, JR.

GRANTEES:

JAMES T. LAWSON, JR.

JAMES T. LAWSON, SR.

13857

IDENTIFICATION REFERENCE

JUN 25 8 10 AM '86

FEE $ RECEIVED REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES T. LAWSON, JR. and JAMES T. LAWSON, SR., the 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 this the 13th day of June, 1986.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James T. Lawson
Affiant

Sworn to and subscribed before me this the 13th day of June, 1986.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/87