B04/18

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (JCG)
2700 First American Center
Nashville, Tennessee 37238

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Louise Fuller Maxwell, et al.<br>4049 Saundersville Road<br>Old Hickory, TN 37138 | SAME | Map 64<br>P/O Parcel 9 |

WHEREAS, I, Louise Fuller Maxwell, a widow, was the sole owner of the property hereinafter described; and

WHEREAS, I have previously conveyed a total of an undivided 4.5% interest in such property to Karen Guy Roecker by deeds of record at Book 6203, page 576 and Book 6232, page 433, Register's Office of Davidson County, Tennessee; and

WHEREAS, I now desire to convey an additional 1.81% interest in said property to Karen Guy Roecker, so that following the conveyance she will own an undivided 6.31% interest in such property.

NOW, THEREFORE, for and in consideration of love and affection (and no monetary consideration), I, Louise Fuller Maxwell, unmarried, do hereby quitclaim and convey unto Karen Guy Roecker a 1.81% interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described according to a survey by John D. McCormick, to-wit:

A Tract of Land, Being Part of Southerly Part of The Aubrey O. and Louise Maxwell Property situated in the 2nd Civil District of Davidson County, Tennessee and recorded in Deed Book 4997, page 745, in the Register's Office of Davidson County, Tennessee and described as follows:

BEGINNING at a point in the northerly margin of Saundersville Road, said point being 1213.0'± from the Centerline of Shute Lane and being approximately 50' from the southeast corner of Aubrey O. and Louise Maxwell property; thence N 1° 45' E a distance of 988.0' parallel to a private lane to a point, said point being 50' West of the Easterly line of the said Maxwell property; thence N 83° 49' W a distance of 608.98'; thence N 6° 57' W a distance of 369.15' to a fence corner; thence along a fence line N 88° 38' W a distance of 475.3' to a point; thence S 46° 14' W a distance of 302.5' to a point in the Easterly margin of Shute Lane; thence southerly along said Lane a distance of 543.85' along a curve to the right with a radius of 783.18'; thence along said lane S 2° 27' W a distance of 603.8' to a point; thence 39.80' along a curve to the left with a radius of 26.01' to a point in the northerly margin of Saundersville Road; thence along the northerly margin of Saundersville Road S 85° 13' E a distance of 1,158.0' to the point of beginning and containing 32.39 acres more or less.

Being part of the property conveyed to Aubrey O. Maxwell by deed from W. E. Harris and wife, Alice Harris, of record in Book 962, page 653, said

Register's Office. The said Aubrey O. Maxwell having since conveyed said proeprty to Aubrey O. Maxwell and wife, Louise Fuller Maxwell, as tenants by the entireties, of record in Book 4997, page 745, said Register's Office. The said Aubrey O. Maxwell has since died testate, a resident of Davidson County, Tennessee on July 31, 1978, leaving a Will of record in Will Book 124, page 363, Probate Court Clerk for Davidson County, Tennessee. The said Louise Fuller Maxwell has conveyed a total of an undivided 4.5% interest in such property to Karen Guy Roecker, by deeds of record in Deed Book 6203, page 576, and in Deed Book 6232, page 433, Register's Office of Davidson County, Tennessee.

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

IN WITNESS WHEREOF, I have hereunder set my hand on this 26th day of June, 1986.

Louise Fuller Maxwell
Louise Fuller Maxwell

IDENTIFICATION REFERENCE
6417
JUN 11 4 11 PM '86
CECIL Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Louise Fuller Maxwell, 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, at office, this 26th day of June, 1986.

Martha Montgomery
Notary Public

My Commission Expires:
1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Louise Fuller Maxwell
Louise Fuller Maxwell

Subscribed and Sworn to before me, this 26th day of June, 1986.

Martha Montgomery
Notary Public

My Commission Expires:
1-18-87