**PREPARED BY:**
**Hunter Short, Attorney**
**323 Union Street**
**Nashville, TN 37201**
**615/255-7496**

# QUITCLAIM DEED

| NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Richard F. Turner, Jr. and Leigh Anne McCool | Same | Map 48 Parcel Pt. 53 |

FOR AND IN CONSIDERATION of love and affection we, Leroy McCool and wife, Sara McCool, by these presents do hereby quitclaim and convey unto Richard F. Turner, Jr., and Leigh Anne McCool, each for life with remainder interest to the survivor of them, all our right, title, and interest in the following described tract or parcel of land, to-wit:

Land in the 1st formerly the 13th Civil District of Davidson County, Tennessee, described according to a survey of Larry K. Borum dated January 9, 1987, as follows:

Tract I: A 20 foot ingress and egress easement the centerline of which is described as follows:

Beginning at a point at the end of the McCool Road right-of-way said point being 488.58 feet from the Southeast corner of the Leroy McCool property in a direction of N 65 degrees 10' 46" E; Thence N. 64 degrees 00' 00" E to a point; Thence N 12 degrees 23' 00" E to a point; Thence N 35 degrees 34' 00" E to a point; Thence N 18 degrees 39' 30" E to a point in the Southerly property line of the tract of land hereinafter described as:

Tract II: A tract of land as follows:

Beginning at a point as described above in the easement description said point being in the Southerly property line of this subject tract; Thence N 66 degrees 39' 50" W 10 feet to an iron pin; Thence N 66 degrees 39' 50" W 519.34 feet to an iron pin; Thence N 9 degrees 13' 45" E 180.31 feet to a 10" Hickory tree in fence; Thence N 20 degrees 08' 53" W 102.70 feet to a fence post; Thence N 35 degrees 17' 58" W 67.33 feet to a 15" Oak tree in fence; Thence N 42 degrees 07' 53" W 198.40 feet to an 18" Oak tree in fence; Thence N 36 degrees 29' 44" W 114.43 feet to a 10" Hickory tree in fence; Thence N 41 degrees 08' 24" W 139.71 feet to a 40" Oak tree in fence; Thence N 45 degrees 44' 32" W 429.36 feet to an iron pin in 50" Oak tree; Thence N 25 degrees 02' 24" E 148.94 feet to a point; Thence N 24 degrees 44' 30" E 207.22 feet to a point; Thence N 25 degrees 45' 55" E 208.89 feet to a point; Thence N 45 degrees 40' 25" E 195.40 feet to a point; Thence N 73 degrees 36' 30" E 93.47 feet to an iron pin; Thence S 01 degree 01' 52" W 116.04 feet to a 10" Gum tree; Thence S 8 degrees 54' 25" W 127.30 feet to a point; Thence S 0 degrees 26' 08" W 218.18 feet to an iron pin in 20" Walnut tree; Thence S 11 degrees 08' 18" E 199.40 feet to a point in the center of a drain; Thence S 35 degrees 11' 55" E 174.49 feet to a point in the center of a drain; Thence S 65 degrees 03' 52" E 225.04 feet to a point in the center of a drain; Thence S 77 degrees 56' 47" E 137.12 feet to a point in the center of a drain; Thence S 48 degrees 09' 35" E 135.21 feet to a point in the center of a drain; Thence S 79 degrees 41' 13" E 96.93 feet to a point in the center of a drain; Thence S 60 degrees 31' 59" E

37.72 feet to a point in the center of a drain; Thence S 23 degrees 07' 43" E 109.95 feet to a point in the center of a drain; Thence S 11 degrees 06' 41" E 121.16 feet to a point in the center of a drain; Thence S 9 degrees 08' 55" E 132.51 feet to a point in the center of a drain; S 32 degrees 19' 17" W 88.21 feet to a point in the center of a drain; Thence S 17 degrees 48' 36" E 76.92 feet to a point in the center of a drain; Thence S 29 degrees 25' 34" E 109.82 feet to a point in the center of a drain; Thence S 53 degrees 41' 59" W 24.97 feet to a point in the center of a drain; Thence S 0 degrees 58' 21" E 97.39 feet to a point in the center of a drain; Thence S 32 degrees 39' 21" W 54.40 feet to a point n the center of a drain; Thence S 78 degrees 01' 47" W 49.57 feet to a point in the center of a drain; Thence S 01 degree 55' 58" W 72.72 feet to a point in the center of a drain; Thence N 66 degrees 27' 24" W 54.84 feet to the point of beginning, containing 20 acres, more or less.

Being part of the same property conveyed to Leroy McCool and wife, Sara McCool, as of record in Book 2300, page 150, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 4 day of February, 1987.

Leroy McCool
Leroy McCool

Sara McCool
Sara McCool

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leroy McCool and wife, Sara McCool, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 4th day of February, 1987.

Ramona B. Capps
Notary Public
My Commission expires: April 19, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 4th day of February, 1987.

Linda Carroll Patterson
Notary Public

My Commission Expires: 11-12-90

9081.3

IDENTIFICATION REFERENCE

FEB 5 10 32 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN