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04279

Recording Requested by:

LAW OFFICES OF JOHN M. PRESTON

Mail Tax Statements to:

Mr. Charles D. Carroll
310 Market Street, #508
San Diego, California 92101

When Recorded Mail to:

Mr. Charles D. Carroll
c/o Law Offices of John M. Preston
525 "B" Street
Suite 2009
San Diego, California 92101

IDENTIFICATION REFERENCE

MAR 16 2 27 PM '87

[illegible] REGISTER
DAVIDSON COUNTY, TN

Space Above For Recorder's Use

QUITCLAIM DEED Map 23-Par 121.10

The undersigned declares that the documentary transfer tax is $ 0 and is a family transfer without consideration.

Unincorporated Area _____ City of _____

Tax Parcel No. _____

FOR A VALUABLE CONSIDERATION, JUNE L. HAMPTON, hereby quitclaims to CHARLES DAVID CARROLL, a single man, the real property in the County of Davidson, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly Known As:

THIS QUITCLAIM IS BEING GIVEN PURSUANT TO THE ATTACHED DISCLAIMER OF INTEREST ATTACHED HERETO AS EXHIBIT "B."

Dated Jan 27 '87.

June L. Hampton
JUNE L. HAMPTON

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STATE OF ~~CALIFORNIA~~ Virginia)
) SS
COUNTY OF ARLINGTON)

On JAN 27, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JUNE L. HAMPTON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Notary Public in and for said
County and State 7-11-89

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EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee, and being described according to a survey by Southern Land & Associates, Inc., Surveyor, dated July 1, 1976, and known as Job No. 76-5-2500.

Beginning at a point in the center of a private road approximately 480 feet Northeast of Crocker Springs Road and the Southeast corner of the property herein described; thence North 32°43'0" West 837.10 feet to a corner with Krantz property to the West and Gray property to the Northwest; thence North 6°0'0" West 30.00 feet to an iron pin; thence North 15°42'15" East 440.29 feet to an iron pin corner with the Gray property to the West and Hunter property to the North; thence South 79°13'0" East 768.90 feet to an iron pin; thence North 82°47'0" East 35.30 feet to an iron pin corner with Hunter to the North and Waite to the East; thence South 14°32'0" West 265.0 feet to an iron pin; thence South 40°20'0" West 144.00 feet to an iron pin; thence South 22°38'0" West 160.00 feet to an iron pin; thence South 34°9'0" West 125.00 feet to an iron pin; thence South 9°33'0" West 98.00 feet to an iron pin; thence South 25°39'0" West 337.80 feet to the point of beginning and the above described tract contains 13.47 acres more or less.

TRACT II:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 20, 1982, and known as Job No. 82-007 as follows:

Beginning at an iron pin set on the Easterly margin of a 16 foot Private Road, said point of beginning being 48.14 feet Northerly from the center line of Crocker Springs Road, and also being in the Northerly line of the James Pistol land of record in Deed Book 1312, Page 203, Register's Office for Davidson County, Tennessee, and in the Southerly line of the Jimmy H. Williams land (of which this is a part); thence leaving Pistol's line and with the Easterly margin of the said Private Road North 24°32'05" East 313.08 feet to an iron pin; thence continuing with the said margin North 07°35'06" East 78.18 feet to an iron pin; thence leaving the margin of the said Private Road and severing the said Williams land and with the center of a creek the following calls: South 38°18'25" East 90.97 feet to a point; thence South 20°23'11" East 113.23 feet to an iron pin; thence South 50°57'27" West 45.47 feet to a point; thence South 15°00'22" West 40.48 feet to a point; thence South 20°56'42" East 137.65 feet to a point in a fence line where it crosses the above mentioned creek, said point also being in the common line between the said Williams land and the said Pistol's land; thence with the said fence and common property line North 87°15'00" West passing a witness iron pin at 10.00 feet in all 239.84 feet to the point of beginning, containing 1.06 acres more or less.

EXHIBIT "A"
(continued)

Said Tract II is conveyed subject to a vendor's lien retained in an instrument of record in Book 4738, Page 370, and a vendor's lien retained in an instrument of record in Book 5817, Page 802, both in the Register's Office for Davidson County, and subject to any delinquent property taxes. It is expressly understood and agreed that the Grantees herein do not assume the obligations hereinabove referred to.

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EXHIBIT "B"

DISCLAIMER OF GIFT

I, JUNE L. HAMPTON, do disclaim that certain gift of real property interest, to the following described real property, done by deed dated October 26, 1982, by and between JACKSON RAY MOORE and wife, CYNTHIA MARIE MOORE, and CHARLES DAVID CARROLL and JUNE L. HAMPTON, intended donee of CHARLES DAVID CARROLL.

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Dated: March, 1983

June L. Hampton
JUNE L. HAMPTON

State of Oregon
before me this 2nd
day of February, 1983

Notary Public
My Commission Expires July 2-1988