QUITCLAIM DEED

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Address of New Owner:	Send Tax Bill to:	Map and Parcel No.
William Roscoe Tanner, Sr. et ux, Donna P. Tanner 5160 Hickory Hollow Parkway Antioch, Tennessee, 37013	Same	Map 187 P.O. 40 P.O. 12

This instrument was prepared by:

Pat Nichol
Attorney at Law
941 Richards Road
Antioch, TN 37013

mail

95343

IDENTIFICATION REFERENCE

JAN 5 9 03 AM '88

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ none .

William Roscoe Tanner
Affiant

Subscribed and sworn to before me this 31st day of December 1987.

Donna Randolph
Notary Public

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of a reconveyance to create tenants by the entirety in WILLIAM ROSCOE TANNDER, SR. and wife, DONNA P. TANNER, We, WILLIAM ROSCOE TANNER, JR. and wife, KELLYE R. TANNER, by these presents do hereby quitclaim and convey unto WILLIAM ROSCOE TANNER, SR. and wife, DONNA P. TANNER, their heirs and assigns, the following described tract or parcel of land, to wit:

Located in the 5th Civil District of Davidson County, Tennessee. Bound on the north by Tract No. 10 of survey dated November 20, 1984; on the east by the centerline of a 50' wide private road, and Tract No. 12; on the south by the centerline of a 50' wide private road and Tract No. 5 and Tract No. 8; and on the west by Tract No. 9-B.

Beginning at a pin in the centerline of Kidd Road (Williamson County) and being the SW corner of property of Charles Willard Fann (Deed Book 102, Page 209, R.O.W.C.) and the original SE corner of the Oscar D. Guthrie farm (Deed Book 95, Page 291, R.O.W.C.); thence leaving road and with the westerly line of Fann (fenced), the following calls and distances: N-04°53'-E, 1,717.5 feet to a pin by a corner post; N-57°34'-E, 10.7 feet to a pin by a 12" stump in fence line; and N-05°10'-E, 1,030.42 feet to a pin in the centerline of a 50' wide private road being the Point of Beginning and the SE corner of this tract; thence with the centerline of said private road, the following calls and distance: N-05°10'-E, 5.1 feet to a pin being the NW corner of property of Charles Willard Fann; N-21°15'45"-E, 204.4 feet to a pin and N-20°35' E, 42.52 feet to a pin being the NE corner of this tract; thence with the south line of Tract No. 10 N-83°40'49"-W, 747.9 feet to a pin in the fenceline being the NW corner of this tract; thence with the east line of Tract 9-B S-38°40'30"-W, 345.68 feet to a point on the north line of Tract No. 8, the south side of a 25 foot easement for access to Tract 9-B, being the SW corner of this tract; thence with the north line of Tract No. 8 S-84°23'12"-E, 224.88 feet to a pin being the center of a 50' private road; thence with the centerline of said private road, S-87°42'38" E, 646.56 feet to the Point of beginning; containing 5.0 acres.

This property is further described on a survey dated December 12, 1984 as Tract 9-A on a survey filed of record this 31st day of December, 1987 in Book _____, Page _____, Register's Office for Davidson County, Tennessee, which is Labeled Exhibit "A" to this deed.

Being a part of the same property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner, by deed from Ronald S. Nunn, Trustee of record in Book 6451, Page 625, Register's Office for Davidson County, Tennessee.

The above described property is subject to a 25' Public Road Right of Way along the east property line, a 25' Public Road Right of Way along the south property line 646.56 feet long and a 25' Access-Egress Easement along the western 224.88 feet of the south property line.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, Page 461, Register's Office for Davidson County, Tennessee and Book 504, Page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, Page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, Page 461, RODC, TN and Book 504, Page 499, ROWC, TN and by separate instrument of record in Book 6444, Page 172, RODC, TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, Page 454, RODC, TN and Book 504, Page 496, ROWC, TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, Page 461, RODC, TN and Book 504, Page 499, ROWC, TN and of record in Book 6444, Page 172 RODC, TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions, and requirements of said two (2) separate Land Owners Associations.

This conveyance is also made subject to two easements of the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Book 6769, Page 196 and Book 7049, Page 345.

This is unimproved property known as _____.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31st day of December, 1987.

William Roscoe Tanner Jr.
WILLIAM ROSCOE TANNER, JR.

Kellye R. Tanner
KELLYE R. TANNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Donna Randolph, a Notary Public for said County and State, WILLIAM ROSCOE TANNER, JR. and wife, KELLYE R. TANNER, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the witnin instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 31st day of December, 1987.

Donna Randolph
Notary Public

My commission expires: 3/11/91

2000 01/05 0101 ORDER 19.00

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Map