FROM PEGGY SUE BONER GARRETT TO BILLY DEAN GARRETT, SR.

QUITCLAIM DEED

0017 02/25 0101 03CHECK 9.00

Address of New Owner	Send Tax Bills To:	Map-Parcel
Billy Dean Garrett, Sr. 5100 Rawlings Road Joelton, TN 37080	SAME	21-83

THIS INSTRUMENT PREPARED BY:
JUDE T. LENAHAN, Attorney at Law
301 Union Street 10th Floor
Nashville, TN 37201
(615) 242-1721

FEB 25 2 09 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0.7.6 0 8

THIS INSTRUMENT made and entered into by and between PEGGY SUE BONER GARRETT, party of the first part, of Joelton, Davidson County, Tennessee, and BILLY DEAN GARRETT, SR., party of the second part, of Joelton, Davidson County, Tennessee.

W I T N E S S E T H :

That for and in consideration of satisfying the terms of a divorce decree in the Circuit Court for Davidson County, Tennessee, the party of the first part conveys and quitclaims to the party of the second part all of her right, title and interest in and to the following described real estate, to wit:

(A) LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Section One, George Riddle Subdivision, of record in Book 5210, page 373, Register's Office for said County.

BEING part of the same property conveyed to George D. Riddle and wife, Annette W. Riddle, by deed from Frank Grace, Jr., Trustee, of record in Book 5559, page 715, said Register's Office.

This conveyance is made subject to (a) property taxes for 1984, provision for Grantors' portion thereof having been provided for the escrow account to which reference is hereinafter made and (b) the matters shown on said plan.

As part of the consideration for this conveyance Grantees hereby assume and agree to pay the remainder of the indebtedness evidenced by the note to which reference is made in the deed of trust encumbering said property and recorded in Book 5530 at page 993 in said Register's Office, (Shearson-American Express Mortgage Corporation Loan No. 1485741) according to the tenor thereof, and Grantors hereby assign to Grantee the escrow account in connection therewith.

(B) LAND situated in the 14th District of Davidson County, Tennessee, and being on the north side of the north section of Bernard Road, and known as Rawlings Road, and more particularly described according to a certain unrecorded survey of Ralph W. C. Lambert, dated May 29, 1976, as follows:

BEGINNING at an iron railroad spike located in the center line of Rawlings Road, said spike being located 1.838 feet, more or less, from the northwesterly intersection of Rawlings Road, with Highway 112 (Clarksville Highway); thence North 0.00 deg 11' 22" West 1,115.51 feet to an iron pin located in the center line of a lane; thence south 77 deg west 775.5 feet to an iron pin and a fence corner; thence following said fence, south 1 deg 50' west 820.5 feet to an iron pin in the fence line; thence north 86 deg 06' east 371.8 feet to an iron pin; thence south 1 deg 50' west 175.0 feet to the center line of Rawlings Road; thence following the center line of Rawlings Road, north 86 deg 6' east 421.2 feet to the point of beginning, said tract containing 17.205 acres, more or less.

Included in the above description but expressly excluded from this conveyance is Lot No. 1 and Lot No. 2 on the plan of Section One, George Riddle Subdivision of record in Book 5210, page 373, said Register's Office and to which plan reference is hereby made for a more complete description thereof.

BEING part of the same property conveyed to George D. Riddle and wife, Annette W. Riddle by Quitclaim deed from Frank Grace, Jr., Trustee, of record in Book 5559, page 715, Register's Office for Davidson County, Tennessee.

This is improved and unimproved property known as 5100 Rawlings Road, Joelton, Davidson County, Tennessee 37080.

IN TESTIMONY WHEREOF, the party of the first part has hereunto set her signature this the 23rd day of Sept, 1987.

Peggy Sue Boner Garrett
PEGGY SUE BONER GARRETT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named PEGGY SUE BONER GARRETT, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee this the 23 day of Sept, 1987.

C. E. Allen
NOTARY PUBLIC

My Commission Expires: Sept. 11 - 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 00/100 Dollars, but rather to satisfy a court decree. This is improved property known as 5100 Rawlings Road, Joelton, Davidson County, Tennessee 37080.

Peggy Sue Boner Garrett
AFFIANT

Sworn to and subscribed before me this the 23 day of Sept, 1987.

C. E. Allen
NOTARY PUBLIC

My Commission Expires: Sept. 18 - 1990