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THIS INSTRUMENT PREPARED BY:
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IDENTIFICATION REFERENCE

JUN 15 12 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED 5705 06/15 0101 03CHECK 9.00

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #:
Nancy Hunter Rossi Box 1310, Sugarhouse Hills Stowe, Vermont 06572	Same	Map 16 Parcel 57

mail

For love and affection which I, GLADYS LEWIS HUNTER, a widow, have for my daughter, NANCY HUNTER ROSSI, and for the benefits she and her husband have bestowed upon me in past years, I do hereby quitclaim and relinquish to my said daughter, NANCY HUNTER ROSSI, all of my right, title and interest in and to the following described real property located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th, formerly 22nd, District of Davidson County, Tennessee, to-wit:

Beginning at a large sycamore in J. M. Hunter's or Mrs. Abbie McIntosh's West boundary line, being the west line of tract No. 3 on the Plan of the Crocker Springs tract as of record in Book 161, page 74, said Register's Office; thence with the west line of said lot No. 3 south 5 degrees 40' West 42 poles to a stake near a spring, the Southeast corner of the old Campbell Tract of which this is a part; thence North 87-3/4 degrees West 50.88 poles to a stake with 3 chestnut pointers, the Southeast corner of a part of the Crocker tract, formerly John Webber tract; thence with the line of said tract North 15 degrees East 27-3/4 poles to a stake with 2 hickory pointers, North 10-1/2 degrees West 14-3/4 poles to a black oak and hickory in a fence; thence North 30-1/2 degrees West 8.2 poles to a dogwood; thence North 68-1/2 degrees West 34 poles to a stake in the head of a cove; thence North 88-1/2 degrees West 27 poles to 3 chestnuts and hickory in Sam Kirkpatrick's East boundary line; thence North 2 degrees East 166 poles to a stake in Turner Binkley's line; thence East 12 poles to a stake with large black gum pointers, Mrs. Maggie Campbell Lanier's Northwest corner; thence with her westerly line South 21-1/2 degrees East 111-1/2 poles to a large beech near a spring; thence South 32-1/2 degrees East 96.64 poles to the beginning, containing 73-1/4 acres, more or less, exclusing 7.38 A. conveyed to James M. Hunter by deed from Thos. Lanier and wife, Frances, Sept. 15, 1917, being Southwest corner of the tract of land conveyed to Lanier & wife, from Maggie Campbell Lanier February 27, 1914, of record in Book 452, page 381. And being the same property conveyed to M. A. Simmons by deed of Richard S. West, Trustee, recorded in Book No. 918, page 308, R. O. D. C., Tennessee, to which reference is here made.

Also the adjoining tract of land conveyed to Thomas Lanier by deed of James M. Hunter of record in Book 502, page 330, of the said R. O. D. C., Tennessee, and being more particularly described as follows:

Situated in the 10th Civil District of said County and State and more particularly described as follows:

Beginning in the center of a small branch with two elms, sycamore and hackberry pointer; thence 5 degrees and 4 minutes East 24.40 poles to a dead cedar in pailing fence; thence North 80 East, 4.40 poles to a point in the west margin of road; thence North 49 East 9.20 poles to the center of said Branch; thence North 51 West 5.72 poles to the point of beginning, containing 67/100 of an acre, more or less.

Being the same property conveyed to Sanford M. Hunter, Jr. and wife, Gladys Lewis Hunter, by Deed of M. A. Simmons and wife, Alice L. Simmons, recorded the 3rd day of December, 1934, in Book 936, page 352, Register's Office for Davidson County, Tennessee.

Included in the above described lands but excluded therefrom is the following described tract conveyed to Hugh L. Binkley and wife, Martha C. Binkley, by Deed of GLADYS LEWIS HUNTER, a widow, following the death of her husband, Sanford M. Hunter. Said Deed was recorded in Book 4575, page 887, said Register's Office on February 11, 1972, and the tract so conveyed and excluded from this Quitclaim Deed is described as follows:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, and more particularly described according to the survey by John R. Alley, surveyor, January 8, 1972, Tennessee No. 249, as follows:

Beginning at a corner post in a south line of H. T. Binkley, a corner to W. T. Binkley and the northwest corner of this land; thence with a fence and the line of said H. T. Binkley north 87 degrees 45 minutes east 145 feet to a post, a corner in the line of said Binkley; thence with the lines of said Binkley and J. C. Lanier south 20 degrees east 1,510 feet to a post; a corner to Mrs. Gladys L. Hunter in the line of said Lanier; thence with the line of said Mrs. Hunter, following a valley, as follows: North 63 degrees west 173 feet to a 14-inch elm tree; North 65 degrees west 205.5 feet to a 6-inch sugar tree; North 61 degrees 15 minutes west 228 feet to a 12-inch walnut tree and North 40 degrees 15 minutes west 370 feet to an iron pin in a fence line, a corner to said Mrs. Hunter in the line of F. W. Gray; thence with said fence and the line of said Gray north 5 degrees 15 minutes east 639 feet to an iron pin, a corner to said Gray and aforesaid W. T. Binkley; thence with a fence and the line of said Binkley north 16 degrees east 220 feet to the beginning, containing 12.2 acres, more or less.

Being a portion of the property conveyed Sanford M. Hunter and wife, Gladys Lewis Hunter, by Deed of record in Deed Book 936, page 352, Register's Office for Davidson County, Tennessee, from M. A. Simmons and wife, the said Sanford M. Hunter having died on April 25, 1958, and the Grantor, herein, being the surviving spouse and sole owner of said property.

Said property is improved and is located on a road turning off of Crocker Springs Road and running in a northerly direction.

IN WITNESS WHEREOF, I have set my hand this 14 day of June, 1988, in Nashville, Tennessee.

Gladys Lewis Hunter
GLADYS LEWIS HUNTER

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLADYS LEWIS HUNTER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein stated.

In witness whereof, I have hereunto set my hand and official seal at office in Nashville, Tennessee, this 14th day of June, 1988.

Jean E. McCarley
NOTARY PUBLIC

My Commission Expires: 3-4-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ _____
Affiant
Gladys Lewis Hunter
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF June 1988.
Deputy Register