Mail

THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

New Owner:
James G. Grooms
826 Preston Road
Antioch, TN 37013

Send Tax Bills To:
National Mortgage Co.
Knight-Arnold Rd.
Memphis, TN.

Map & Parcel Nos:
Map 174
Parcel 122

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, including the assumption by the Grantee of the balance of the indebtedness to National Mortgage Company and pursuant to the terms and instructions in the divorce decree in the Circuit Court for Davidson County, Tennessee, (Docket No.88D-3382), I, Shirley P. Grooms, the Grantor, have this day bargained and sold and do hereby transfer, convey and quitclaim unto James Grant Grooms, the Grantee, his successors and assigns forever, all of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

> Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 1 on a survey by J. Bruce Rainey, Surveyor #823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, Page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the south division of the lands of Stephen H. Ham, recorded in Minute Book X, Page 284, the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to survey as follows:
>
> Beginning at an iron pin on the easterly margin of Preston Road, said point of beginning being 25 feet East of the centerline of said road and also being 639.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence with the margin of Preston Road S 09 degrees 58 minutes 10 seconds W 137.39 feet to an iron pin; thence continuing with the margin of said road S 04 degrees 49 minutes 05: W 47.61 feet to an iron pin; thence leaving the margin of said road and severing the Culbertson property, S 82 degrees 39 minutes 18 seconds E 1,275.97 feet to an iron pin; thence N 04 degrees 57 minutes 03 seconds E 150.00 feet to an iron pin; thence N 79 degrees 17 minutes 55 seconds W 643.00 feet to an iron pin in a fence line; thence with fence N 76 degrees 52 minutes 52 seconds W 229.16 feet to an iron pin; thence with fence N 80 degrees 49 minutes 31 seconds W 49.30

feet to iron pin; thence continuing with fence N 88 degrees 10 minute 02 seconds W 223.57 feet to the point of beginning containing 5.39 acres more or less.

Being the same property conveyed to James Grant Grooms and wife, Shirley P. Grooms of record in Book 6442, page 16, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 6th day of September, 1988.

Shirley P. Grooms
SHIRLEY P. GROOMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley P. Grooms, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of September, 1988.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

James G. Grooms
AFFIANT

Subscribed and sworn to before me this 16th day of November 1988.

My Commission Expires:
11-12-89

Phyllis Keenon
NOTARY PUBLIC

8.5 7.1.3.

INTANGIBLE REFERENCE

Nov 16 9 18 AM '88

DAVIDSON COUNTY TENNESSEE