AGMWP69 01/10/89 jmb

This Instrument Prepared By:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, TN 37238

QUITCLAIM DEED BOOK 7777 PAGE 643

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Howard P. Daniel 1645 Hudson Road Madison, TN 37115	SAME	63-26

WHEREAS, George D. Daniel and wife, Ruth M. Daniel, acquired the property described herein as tenants-by-the-entireties by deed of record in Book 1136, page 272, Register's Office of Davidson County, Tennessee; and

WHEREAS, George D. Daniel and wife, Ruth M. Daniel quitclaimed and conveyed to themselves as tenants-in-common, (each owning a 1/2 undivided interest), all of their right, title and interest in and to said property by deed of record in Book 5640, page 627, said Register's Office; and

WHEREAS, George D. Daniel died on April 21, 1988 leaving a Last Will and Testament dated August 20, 1980 and of record in Will Book 163, page 17, Probate Court Clerk's Office of Davidson County, Tennessee; and

WHEREAS, said Will appointed Howard Daniel and Audrey D. McGee as Co-Executors and devised to Howard Daniel, individually, the one-half undivided interest in said property owned by George D. Daniel at the time of his death; and

WHEREAS, the parties desire to clarify for the public record that Howard Daniel is now the owner of said one-half interest in said property owned by George D. Daniel at the time of his death; and

NOW, THEREFORE, we, Howard Daniel and Audrey D. McGee, as Co-Executors of the Last Will and Testament of George D. Daniel, do hereby quitclaim and convey unto Howard Daniel, individually, his heirs and assigns, all of their right, title and interest as said Co-Executors in and to the one-half undivided interest of George D. Daniel, deceased, in and to the following tract or parcel of land to wit:

Land in Davidson County, State of Tennessee, described as follows:

Two tracts of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

FIRST TRACT: Beginning at an iron pipe, the northerly line of the Huffine property and the easterly line of the Bain property; thence with Bain's easterly line north 25° 30' west 156.3 feet to an iron pipe; thence north 64° 30' east to the intersection of the westerly margin of Whoopee Trail and the southerly margin of Beach trail, continuing with the southerly margin of Beach Trail, in all 550 feet, to the intersection of Ocoee Trail and Pawnee Trail; thence north 25° 30' west 25 feet to the center of said Pawnee Trail; thence with the center of Pawnee Trail north 64° 30' east 150 feet, north 45° east 504 feet to a hickory, north 18° 45' east 332 feet; thence south 76° 30' east to the southeast corner of lot No. 26 on the Plan of Nawakwa Hills, as of record in Book 843,

pages 36 and 37, Register's Office for said County, and with the southerly line of Lot No. 26, in all 125 feet, and continuing with the southerly line of lot No. 26 south 78° 30' east 115 feet and east 120 feet to an iron pipe, the southeast corner of said lot; thence with the easterly line of lot No. 26, north 10° east 128 feet to the southeast corner of lot No. 25; thence with the easterly line of lot No. 25, north 10° west 128 feet to an iron pipe, the south east corner of lot No. 24; thence with the easterly line of lot No. 24, north 12° 30' west 128 feet to an iron pipe, the southeast corner of lot No. 23; thence with the easterly line of lot No. 23, north 15° west 100 feet to an iron pipe, the southeast corner of lot No. 22; thence with the easterly line of lot No. 22, north 18° west 100 feet to an iron pipe, the southeast corner of lot No. 21; thence with the easterly line of lot No. 21, north 21° 30' west 130 feet to an iron pipe, the southeast corner of lot No. 20; thence with the easterly line of lots Nos. 20, 19 and 18, north 27° west 431.6 feet to an iron pipe in the southerly margin of a 10-foot walkway; thence north 70° east 125 feet to the low water mark of Cumberland River; thence down said river at low water mark, south 46° east 360 feet, south 37° east 600 feet, south 25° east 850 feet, and south 10° east 138 feet to an ash corner in the northerly line of the Huffine property; thence with Huffine's northerly line and a fence, south 75° 30' west 2238 feet to the beginning, containing 34.96 acres, according to a survey made by Z. J. Wilkinson, Surveyor, January 18, 1941.

SECOND TRACT: Beginning at a point in the center of Nawakwa Trail as shown on plan of record in Book 843, pages 36 and 37, Register's Office for said County, said point being south 20° east 25 feet from the southwesterly corner of a tract of land described in deed of record in Book 895, page 202, said Register's Office; thence south 20° east 25 feet to an iron pipe; thence south 25° 30' east 2700 feet to a point; thence south 75-1/2° west 882 feet to a point; thence south 2-1/2° west 118 feet to a point; thence north 82-1/2° west 23 feet to a point; thence south 4-1/2° west 84 feet to a point; thence south 71-1/2° west 216 feet to a point; thence north 29-1/2° west 109 feet to a point; thence north 43-1/4° west 122 feet to a point; thence north 28-3/4° west 610 feet to a point; thence south 67° 40' west 394 feet to the northerly margin of a public road; thence with said road westwardly 291.3 feet to the southeast corner of the property conveyed to Mollie B. Coleman by deed from Ammon Baine and wife of record in Book 913, page 506, said Register's Office; thence with Coleman's easterly line northwardly 210 feet to her northeast corner; thence with her northerly line westwardly 210 feet; thence north 19° west 679.6 feet to a point; thence north 67-1/4° east 752.40 feet to an old stone; thence north 31° 20' west 1091 feet to a point in the center of Nawakwa Trail; thence north 68-1/4° east, with the center of Nawakwa Trail, 1413.5 feet to the beginning, containing 98-6/8 acres, more or less.

Included in the above description, but excluded for the purposes of this conveyance are the following: Property described in a deed to the United States of America for a flowage easement of record in Book 2204, page 453, R.O.D.C.T., land described in a deed to Howard P. Daniel, et ux, of record in Book 3905, page 469, R.O.D.C.T., land described in a deed to Howard Pace Daniel, et ux, of record in Book 4048, page 299, R.O.D.C.T., land described in a deed to Joe Allen Mays, et ux, of record in Book 4135, page 395, R.O.D.C.T., land described in deed to Curtis E. Chaffin, et ux, of record in Book 4140, page 661, R.O.D.C.T., land described in deed to William Thomas Briley, et ux, of record in Book 4163, page 437, R.O.D.C.T., land described in deed to James Thomas Davis, Sr., et ux, of record in Book 4170, page 577, R.O.D.C.T., land described in deed to Fuston E. Wright, et ux, of record in Book 4355, page 897, R.O.D.C.T., land described in deed to Charles Williams, et ux, of

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard P. Daniel and Audrey D. McGee, the within-named bargainors, in their capacities as co-executors of the estate of George D. Daniel, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of February, 1989.

Barbara Hibdon
Notary Public

My Commission Expires:

6-18-90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Howard P. Daniel
Affiant

Subscribed and sworn to before me, this 17th day of February, 1989.

Barbara Hibdon
Notary Public

My Commission Expires:

6-18-90

record in Book 4393, page 517, R.O.D.C.T., land described in deed to Charles B. Batson, et ux, of record in Book 4524, page 9, R.O.D.C.T., land described in deed to David D. Flippo, et ux, of record in Book 4531, page 899, R.O.D.C.T., land described in deed to Thomas Marks, et ux, of record in book 4714, page 57, R.O.D.C.T., land described in deed to Larry N. Prince, et ux, of record in book 4806, page 128, R.O.D.C.T., land described in deed to Wallace M. Jett, of record in Book 4824, page 270, R.O.D.C.T., land described in deed to David Lance Daniel, et ux, of record in Book 4908, page 385, R.O.D.C.T., land described in deed to David Lance Daniel, et ux, of record in Book 4915, page 819, R.O.D.C.T., land described in deed to Jack Wayne Daniel, of record in book 5278, page 150, R.O.D.C.T., land described in deed to David Lance Daniel, et ux, of record in book 6540, page 670, R.O.D.C.T.

Being the same property conveyed to George Dewey Daniel and wife, Ruth Marie Daniel, by deed from George Dewey Daniel and wife, Ruth Marie Daniel, of record in Book 5640, page 627, R.O.D.C.T.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this 17th day of February, 1989.

Howard P. Daniel

HOWARD P. DANIEL,
Co-Executor of the Estate
of George D. Daniel

Audrey D. McGee

AUDREY D. McGEE,
Co-Executor of the Estate
of George D. Daniel

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