THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

mail

MAP 25
PARCEL 56

BOOK 7857 PAGE 600

QUITCLAIM DEED

FROM: GILMORE M. SANES, JR.

TO: FLORA R. SANES

SEND TAX BILLS TO:
Ms. Flora M. Sanes
301 Rosehill Drive
Goodlettsville, TN 37072

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, GILMORE M. SANES, JR., Grantor, has this day bargained and sold, and by these presents, does hereby convey and quitclaim unto FLORA R. SANES all his estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being described according to a survey by A & A Engineers, Inc., dated April 3, 1976, Job No. 760-76 as follows:

BEGINNING with a concrete monument located in the western right-of-way margin of Rawls Drive and the northern line of the Ranchwood Estates, Section Three; thence with the northern line of Ranchwood Estates, Section Three S83°46'36" W 449.06 feet to an iron pin; thence N4°28'00" E 545.97 feet to an iron pin; thence S87°30'59" E 426.22 feet to an iron pin; thence S2°37'53" W 477.66 feet to the point of beginning, containing 5.10 acres, more or less.

BEING the same property conveyed to Gilmore M. Sanes, Jr., and wife, Flora R. Sanes, by deed from Rayford E. Busby and wife, Ruth F. Busby, of record in Book 5016, page 856, Register's Office for Davidson County, Tennessee.

ALSO conveyed herewith is a perpetual easement running with the land for the right of ingress and egress over and across the hereinafter described property:

BEGINNING with a concrete monument located in the western right-of-way margin of Rawls Drive and the northern line of the Ranchwood Estates, Section Three; thence N2°37'53" E 477.66 feet to an iron pin; thence S87°30'59" East a distance of approximately 50 feet to an iron pin in the westerly margin of the Goodlettsville Men's Club, Inc. property; thence S3°19'12" W 470.52 feet to an iron pin; thence S23°46' W 45 feet to the point of beginning, said area being used as an extension of Rawls Drive into a 14.86 acre tract owned by grantor. This easement for the right of ingress and egress is a perpetual easement granted to the grantee herein, their heirs and assigns forever. The 50-foot strip above set forth shall be used jointly for the right of ingress and egress with the owner or owners of the 14.86 acre tract presently owned by grantor herein and immediately adjacent to and behind the 5.10 acre tract conveyed herewith.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24 day of June, 1989.

GILMORE M. SANES, JR.

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared GILMORE M. SANES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 2nd day of June, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Flora R Sanes
AFFIANT

Sworn to and subscribed before me, this 2nd day of June, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89