THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Mail:

BOOK 8026 PAGE 744

ADDRESS NEW OWNER:

JOE S. CHANDLER, JR.
ET UX, ET AL
308 ALTA LOMA ROAD
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER:

MAP 031-00
PARCELS 030 + 031

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THERE IS NO ACTUAL MONETARY CONSIDERATION WITH REGARD TO THIS PROPERTY TRANSFER.

AFFIANT

NOTARY PUBLIC
MY COMMISSION EXPIRES: 04-22-92

9.6.7 6.0

IDENTIFICATION REFERENCE

JAN 17 9 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including love and affection, the receipt and sufficiency of which are hereby expressly acknowledged, I, JOE S. CHANDLER, SR., hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto the said JOE S. CHANDLER, JR., ET UX, LINDA S. CHANDLER, DEBBIE CHANDLER McNUTT ET VIR, D. WAYNE McNUTT, AND ZONDIA CHANDLER ARTHUR ET VIR, PHILLIP V. ARTHUR, hereinafter referred to as GRANTEES, their successors, heirs and assigns, all of MY right, title and interest in and to TWO certain tracts of land in DAVIDSON County, Tennessee, as follows, to-wit:

TRACT NO. 1: LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, February 2, 1960, as follows:

Beginning at an iron pin in the westerly terminus of a 20 foot right-of-way, said pin being at a point in the southerly line of the property conveyed to Lester T. Leslie and wife, by deed from W.J. Core and wife, as of record in Book 1970, page 458, Register's Office for said County, which is north 89° west 854.7 feet from the center of the Lickton Pike; thence with the southwesterly bank of a branch north 62° 30' west 391 feet to a 10 inch hackberry tree; thence north 30° 30' west 290 feet to an iron pin; thence south 11° 50' west 431 feet to an iron pin in the northerly line of the Lyon property; thence along a fence with said Lyon's northerly line south 89° east 580.5 feet to the beginning. Together with an easement for a right-of-way for ingress and egress, 20 feet in width, lying along the southern boundary line of the property conveyed to Lester T. Leslie and wife, by deed from Dorothy Dwyer, Trustee, of record in Book 1970, page 458, said Register's Office, extending from the westerly margin of Lickton Pike westwardly to the property herein conveyed.

Being the same property conveyed to Joe S. Chandler, Sr., et ux, Sarah I. Chandler, by Deed from Jane Lewis Brown, of record in Book 4314, page 47, Register's Office for Davidson County, Tennessee, the said Sarah I. Chandler having since died on May 7, 1982, the property vests solely in her husband, Joe S. Chandler, Sr., the grantor herein.

TRACT NO. 2: Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, dated March 17, 1951, as follows:

Beginning at a point in the center of Lickton Pike, at the intersection with the centerline of said Pike and the northerly boundary line of the property conveyed to Lyons; thence with the northerly boundary line of said Lyon's property, north 89° west 1756 feet to a stone; thence north 86° 45' west 1057 feet to a point; thence north 18° east 168.3 feet to a point; thence north 45° west 445.6 feet to a point; thence north 2° east 181.5 feet to a point; thence north 19° east 280.5 feet to a point; thence north 9° west 660 feet to a point; thence north 47° west 181.6 feet to a point; thence north 17° west 264 feet to a point; thence north 34° west 148.5 feet to a point; thence north 56° west 198 feet to a point; thence north 54° west 396 feet; thence north 76° east 483 feet to a point; north 74° east 440 feet to a post; thence south 24° 45' east 1863 feet to a 5 inch elm; thence south 39° 45' east 393 feet to a stone; thence south 46° 15' east 424 feet to a stone; thence south 59° 45' east 620 feet to a stone; thence south 68° east 289 feet to a stone; thence south 85° east 370 feet to a stone; thence south 80° east 264 feet to a railroad spike in the center of Lickton Pike; thence with the center of the same, south 7° 50' west 128 feet to the beginning, containing 74.3 acres more or less, together with a 10 foot Lane running from the easterly margin of Lickton Pike along the southerly boundary line of the 7.28 acre tract conveyed to W.H. Thompson, by Pattie G. Haleums as of record in Book 1046, page 257, Register's Office for said County, to the center of Whites Creek and described as follows:

Beginning at a point on the easterly margin of Lickton Pike at the southwest corner of W.H. Thompson's property; thence with the southerly boundary line of said Thompson property, north 89° east 582 feet to the center of Whites Creek; thence with the center of the same, south 47° west 14 feet to the northeast corner of the property conveyed to Lyons; thence with the northerly boundary line of said Lyons' property, north 89° west 578 feet to the easterly margin of said Lickton Pike; thence with the easterly margin of said Pike, north 9° 50' east 10 feet to the beginning, and including but specifically to be excluded from the above described 74.3 acres more or less, is a small tract of land which was conveyed to Archie J. Morsette and wife, by deed from Lola B. Leslie, a widow, as of record in Book 3030, page 168, said Register's Office.

Being the same property conveyed to Joe S. Chandler and wife, Sarah I. Chandler, by Deed from Lola B. Leslie, as of record in Book 3074, page 534, Register's Office for Davidson County, Tennessee, the said Sarah I. Chandler having since died, the property vests solely in her husband, Joe S. Chandler, the Grantor herein.

Joe S. Chandler, Sr. has since remarried and Thelma Louise Chandler, his wife, joins in this deed for the sole purpose of conveying any right, title and interest she may have in and to said property, marital or otherwise.

[redacted]

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

WITNESS OUR hands this 15th day of January, 1990.

Joe S. Chandler Sr.
JOE S. CHANDLER, SR.

Thelma Louise Chandler
THELMA LOUISE CHANDLER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE S. CHANDLER ET UX, THELMA LOUISE CHANDLER, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15th day of January, 1990.

Denise C. Ellis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 05-11-92