Map-Parcel Numbers
map 23
parcel 91

QUITCLAIM DEED

FROM: HERBERT NEIL WOODARD

TO: LYNDA S. WOODARD

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
P.O. BOX 121857
NASHVILLE, TN 37212

ADDRESS NEW OWNER AS FOLLOWS:

Lynda S. Woodard
5291 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by the Fourth Circuit Court for Davidson County, Tennessee, under Docket Number 91D-208.

Lynda S. Woodard
LYNDA S. WOODARD

Sworn to and subscribed before me this 28th day of June, 1991.

NOTARY PUBLIC

My Comm. Expires: 1-18-92

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 91D-208, HERBERT NEIL WOODARD has bargained and sold and by these presents does transfer and quitclaim to LYNDA S. WOODARD, her heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County beginning, start at a Pk in the middle of a concrete bridge at the center of Cummings Branch of Whites Creek, said Pk being south 78 degrees 35 minutes 40 seconds east 362.71 feet from the intersection of the common boundary line of property owned by Gerald Buckman Horton and Mary Cummings Horton, of record in Deed Book 6289, page 593, in the Register's Office of Davidson County, Tennessee, and property owned

by Albert B. Neal and wife, Beverly R. Neal, of record in Deed Book 5952, page 217, in said Register's Office with the centerline of Lickton Pike, said intersection being north along said centerline approximately 0.3 mile from its intersection with Shaw Road; thence, with the center of said branch and said Horton's easterly boundary line, north 21 degrees 27 minutes 00 seconds east 33.72 feet, north 1 degree 24 minutes 00 seconds east 187.38 feet. North 15 degrees 51 minutes 00 seconds east 215.77 feet; thence, with the center of said branch and easterly boundary line and continuing with the easterly boundary line of property owned by Gerald Buckman Horton and Mary Cummings Horton of record in Deed Book 6289, page 596, in said Register's Office, north 1 degree 46 minutes 20 seconds east 137.40 feet to the point of beginning; thence, with the center of said branch and easterly boundary line, north 1 degree 46 minutes 20 seconds east 141.98 feet to a point in the southerly boundary line of property owned by Mary Cummings Horton and Gerald Buckman Horton, of record in Deed Book 1938, page 323, in said Register's Office; thence, with said southerly boundary line, north 87 degrees 26 minutes 20 seconds east 422.40 feet (passing through a witness iron pin at 50.00 feet) to an iron pin, north 48 degrees 35 minutes 00 seconds east 132.31 feet to an iron pin at a cedar tree; thence, with said Horton's easterly boundary line, north 14 degrees 25 minutes 40 seconds west 374.66 feet to an iron pin in the southerly boundary line of property owned by Thelma A. Cummings, of record in Deed Book 3312, page 449, in said Register's Office; thence, with said southerly boundary line and continuing with the boundary line of property owned by Mary Cummings Horton et vir, Gerald Buckman Horton, of record in Deed Book 3884, page 139, in said Register's Office, and the boundary line of property owned by Noble E. Cummings, Jr. and Virginia Buchanan Cummings, of record in Deed Book 3312, page 451, in said Register's Office, north 84 degrees 23 minutes 30 seconds east 520.03 feet to an iron pin, north 82 degrees 15 minutes 40 seconds east 587.77 feet to an iron pin; thence, with said Noble E. Cummings, Jr. and Virginia Buchanan Cummings property westerly boundary line, and continuing with the westerly boundary line of property owned by T.E. Bradbury, Jr. and Joyce Bradbury Morgan, of record in Deed Book 4620, page 863, in said Register's Office, south 0 degrees 55 minutes 20 seconds east 844.35 feet to an iron pin; thence, with the northerly boundary line of Tract 1, north 84 degrees 39 minutes 20 seconds west 824.64 feet to an iron pin, north 87 degrees 55 minutes 20 seconds west 224.90 feet to an iron pin, north 40 degrees 14 minutes 40 seconds west 54.61 feet to an iron pin, north 70 degrees 32 minutes 20 seconds west 62.86 feet to an iron pin, north 89 degrees 00 minutes 20 seconds west 140.40 feet to an iron pin, south 30 degrees 11 minutes 20 seconds west 64.06 feet to an iron pin, north 87 degrees 55 minutes 20 seconds west 233.03 feet to the beginning containing 19.21 acres.

The above described Tract is benefitted by a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress between Tract 1 and Lickton Pike across the property of Gerald Buckman Horton and Mary Cummings Horton, of record in Deed Book 6289, page 593, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Lickton Pike, said point being north 5 degrees 15 minutes 00 seconds east 10.06 feet from the southwest corner of said Horton property (per Deed); thence, severing said Horton property with the centerline of a 20 foot wide strip extending 10 feet to each side of said

centerline and running parallel to the southerly boundary line of said Horton property, south 78 degrees 35 minutes 40 seconds east 334.21 feet; thence, continuing to sever said Horton property with the centerline of an existing gravel drive and extending 10 feet to each side of said centerline and running along the west side of Cummings Branch of Whites Creek, north 38 degrees 45 minutes 00 seconds east 9.44 feet, north 11 degrees 36 minutes 20 seconds east 30.87 feet, north 4 degrees 12 minutes 40 seconds east 167.00 feet, north 8 degrees 37 minutes 00 seconds east 66.72 feet, north 13 degrees 11 minutes 00 seconds east 68.81 feet, north 18 degrees 56 minutes 20 seconds east 16.35 feet, north 53 degrees 02 minutes 00 seconds east 49.37 feet to a point in said creek and the easterly boundary line of said Horton property, being the westerly boundary line of Tract 1.

The above described Tract is benefitted by a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress across Tract 1, and being more particularly described as follows:

Beginning at a point in the southerly boundary line of the above described Tract, said point being south 87 degrees 55 minutes 20 seconds east 70.41 feet from the southwest corner of said tract; thence, severing Tract 1 with the centerline of a 20 foot wide strip and extending ten feet to each side of said centerline, south 21 degrees 54 minutes 20 seconds west 155.98 feet, south 53 degrees 02 minutes 00 seconds west 30.63 feet to a point in the westerly boundary line of said Tract 1.

The above described Tract is benefitted by a 5 foot wide water line easement running between Tract 1 and Lickton Pike across the property of Gerald Buckman Horton and Mary Cummings Horton, of record in Deed Book 6289, page 593, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the centerline of Lickton Pike, said point being north 5 degrees 15 minutes 00 seconds east 10.06 feet from the southwest corner of said Horton property (per Deed); thence, severing said Horton property with the centerline of a 5 foot wide strip extending 2.5 feet to each side of said centerline and running parallel to the southerly boundary line of said Horton property, south 70 degrees 35 minutes 40 seconds east 365.56 feet to a point in Cummings Branch of Whites Creek and the westerly boundary line of Tract 1, said point being north 21 degrees 27 minutes 00 seconds east 10.16 feet from the southwest corner of said Tract 1.

The above described Tract is benefitted by a 20 foot wide water line easement across Tract 1, and being more particularly described as follows:

Beginning at the point of beginning (southwest corner) of Tract 1, thence, with the center of Cummings Branch of Whites Creek and the westerly boundary line of Tract 1 and extending 20 feet to the east of said boundary line, north 21 degrees 27 minutes 00 seconds east 33.72 feet, north 1 degree 24 minutes 00 seconds east 187.38 feet north 15 degrees 51 minutes 00 seconds east 79.00 feet; thence, severing Tract 1 with the centerline of a twenty foot wide strip and extending 10 feet to each side of said centerline, north 59 degrees 20 minutes 53 seconds east 579.19 feet to a point in the northerly boundary line of said Tract.

The above described Tract is subject to a 20 foot wide permanent and perpetual easement for the purpose of ingress and egress across said Tract for the benefit of Tract 1, and being more particularly described as follows:

Beginning at a point in the southerly boundary line of the above described Tract, said point being south 87 degrees 55 minutes 20 seconds east 70.41 feet from the southwest corner of said Tract; thence, severing said Tract with centerline of a 20 foot wide strip and extending 10 feet to each side of said centerline, north 21 degrees 54 minutes 20 seconds east 62.86 feet, north 61 degrees 11 minutes 40 seconds east 46.86 feet, north 44 degrees 09 minutes 20 seconds east 53.65 feet, north 68 degrees 03 minutes 20 seconds east 47.09 feet, north 85 degrees 54 minutes 00 seconds east 242.38 feet, south 52 degrees 48 minutes 30 seconds east 75.21 feet, south 2 degrees 04 minutes 40 seconds west 125.01 feet to a point in said southerly boundary line, said point being south 87 degrees 55 minutes 20 seconds east 513.39 feet from said southwest corner.

This description is based on a field survey completed on February 11, 1985 by Robert H. Cummings, Tennessee registered land surveyor No. 693.

Being the same property conveyed to Herbert Neil Woodard and wife, Lynda S. Woodard, by Quitclaim Deed from James D. Scott, Jr., and wife, Bethany Scott, and Herbert Neil Woodard and wife, Lynda S. Woodard, of record in Book 7035, page 611, Register's Office for Davidson County, Tennessee.

This is improved property known as 5291 Lickton Pike, Goodlettsville, Davidson County, Tennessee 37072.

WITNESS my hand this 7th day of June, 1991.

Herbert Neil Woodard
HERBERT NEIL WOODARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named HERBERT NEIL WOODARD, bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 7th day of June, 1989.

Sharon Denise Stevens
NOTARY PUBLIC

My Comm. Expires: 7-18-92

SHARON DENISE STEVENS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

27534

TRANSFER REFERENCE

Jul 1 4 09 PM '91

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