Mail to:
Security Federal S & L
P O Box 430
Springfield, Tn. 37172

BOOK 8396 PAGE 697

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
W. D. TEMPLETON, et ux 609 Smith Street Springfield, TN 37172	SAME	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between W. D. TEMPLETON, hereinafter referred to as the "GRANTOR", and W. D. TEMPLETON and wife, JOYCE G. TEMPLETON, a one-half (½) undivided interest as tenants by the entirety, and, LLOYD EARL GROGAN and wife, MITZI GROGAN, a one-half (½) undivided interest as tenants by the entirety, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, W. D. TEMPLETON, do hereby transfer, convey and quitclaim all my right, title and interest in the property below described to W. D. TEMPLETON and wife, JOYCE G. TEMPLETON, and LLOYD EARL GROGAN and wife, MITZI GROGAN, with the full intent and purpose to vest the said W. D. TEMPLETON and wife, JOYCE G. TEMPLETON, and LLOYD EARL GROGAN and wife, MITZI GROGAN, with title thereto and by this conveyance the said W. D. TEMPLETON and wife, JOYCE G. TEMPLETON, and LLOYD EARL GROGAN and wife, MITZI GROGAN, their heirs and assigns, are hereby vested with title to said real estate in Robertson County, Tennessee, described as follows:

Two certain adjoining tracts or parcels of land in the 12th Civil District of Robertson County, Tennessee, described separately as follows, to-wit:

TRACT 1: BEGINNING at a point in the intersection of the east edge of the Ridgetop Lake Road with the north edge of U. S. Highway No. 41, Springfield to Nashville Pike, corner

NOTED

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to the Ridgetop School Lot and the most westerly northwest corner of this land; thence with the south line of said

school lot, South 65° East 28 poles to a point; corner to said school lot; thence North 15 poles to a point, corner to King in the east line of said school lot; thence east 40 poles; thence South 2° west 23.7 poles to a stone; thence west 21 poles to a stone; corner to Caroline Jones; thence South 3° west 16.5 poles to a point in the center of a road; thence with said road, North 86° west 25.8 poles to said highway right-of-way; thence with said highway right-of-way as follows: North 8° west 12.1 poles, North 21° West 6 poles, North 28° west 6 poles, North 38° West 6 poles, North 48° West 6 poles, North 58° West 6 poles to the beginning, containing 10 acres, more or less, as surveyed in August 1948, by J. R. Scott, County Surveyor of Robertson County, Tennessee.

TRACT 2: BEGINNING at a point in the east line of the Ridgetop School property, which is the west edge of a 30-foot road running on the east side of the school property; thence South 3° West, with the east line of the school lot, 509 feet; thence east 1100 feet; thence North 3° east 509 feet; thence West 1020 feet to the beginning, containing 12.5 acres, more or less.

BEING the same property conveyed to W. D. Templeton and wife, Barbara J. Templeton, by deed from Ben G. King and wife, Kathryn H. King, of record in Book 126, page 492, Register's Office for Robertson County, Tennessee; and, being the same property conveyed to W. D. Templeton by deed from Barbara J. Templeton, of record in Book 203, page 109, said Register's Office, as a partial settlement in dissolution of the parties' marriage. W. D. Templeton thereafter married Joyce G. Templeton.

W. D. Templeton is one and the same person as William D. Templeton. Joyce G. Templeton is one and the same person as Joyce M. Grogan Templeton.

By this conveyance, the parties intend that the property hereinabove described be owned and held by them as tenants by the entirety.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of April, 1986.

W.D. Templeton
W. D. TEMPLETON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. D. TEMPLETON, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Sworn to and subscribed before me this the 17th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE, ROBERTSON COUNTY
The foregoing instrument and certificate were noted in Note Book 22 Page 351 at 10:33 O'clock A M April 17 19 86
and recorded in Deed Book 274 Page 851 State Tax Paid $ — Fee — Recording Fee 12.00 Total $ 12.00
Witness My Hand
Reciept No. 105671 Register

30355

IDENTIFICATION

Jul 12 10 30 AM '91

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TENN.

1118 07/12 0101 03CHECK 9.00