Bk 120

QUITCLAIM DEED

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| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| John Douglas Barnes and wife,<br><br>4745 Bull Run Road<br>Ashland City, TN 37015 | S. A. M. E. | MAP 46<br>PARCEL 59 |

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Margarette B. Hill, an unmarried widow,** by these present do hereby quitclaim and convey unto **John Douglas Barnes and wife,** Kathleen Barnes, their successors and assigns, all her right, title and interest in and to the following described tract of land:

BEGINNING at a point situated in the southerly margin of Bull Run Road, said point being the northeast corner of the Bruce Delaney property, of record in Book 4655, Page 64, R.O.D.C., Tennessee and the northwest corner of the property herein described.

THENCE, with Bull Run Road, N 70 deg. 26' 35" E, a distance of 231.00 feet to an iron pin;

THENCE, leaving Bull Run Road, S 19 deg. 33' 25" E, a distance of 296.33 feet to an iron pin;

THENCE, S 38 deg. 33' 38" E, a distance of 605.25 feet to an iron pin;

THENCE, S 18 deg. 58' 10" E, a distance of 1774.38 feet to an iron pin in a fence line, said fence being the north line of the James A. Lewis property of record in Book 4988, Page 827, R.O.D.C., Tennessee;

THENCE, with the fenced line, N 72 deg. 35' 09" W, a distance of 383.09 feet;

THENCE, N 84 deg. 16' 25" W, a distance of 60.24 feet;

THENCE, S 80 deg. 02' 09" W, a distance of 30.57 feet;

THENCE, S 64 deg. 31' 48" W, a distance of 71.08 feet;

THENCE, S 52 deg. 45' 44" W, a distance of 97.29 feet to a black oak tree situated in the easterly line of the Bruce Delaney property;

THENCE, with the fenced line, N 17 deg. 30' 04" W, a distance of 113.11 feet;

THENCE, N 13 deg. 04' 54" W, a distance of 98.35 feet;

THENCE, N 04 deg. 27' 21" W, a distance of 428.38 feet;

THENCE, N 08 deg. 52' 03" W, a distance of 90.16 feet;

THENCE, N 06 Deg. 34' 03" W, a distance of 65.05 feet;

THENCE, N 02 deg. 55' 39" W, a distance of 72.70 feet;

THENCE, N 08 deg. 44' 12" W, a distance of 114.00 feet;

THENCE, N 36 deg. 55' 23" W, a distance of 10.95 feet;

THENCE, N 07 deg. 46' 19" W, a distance of 67.13 feet;

THENCE, N 02 deg. 59' 55" W, a distance of 85.41 feet;

THENCE, N 36 deg. 45' 18" W, a distance of 75.37 feet;

THENCE, N 05 deg. 18' 13" E, a distance of 69.97 feet;

THENCE, N 16 deg. 20' 24" W, a distance of 55.72 feet;

THENCE, N 03 deg. 10' 28" E, a distance of 33.22 feet;

THENCE, N 06 deg. 38' 14" W, a distance of 50.91 feet;

THENCE, N 07 deg. 59' 44" E, a distance of 93.45 feet;

THENCE, N 00 deg. 04' 52" E, a distance of 46.63 feet;

THENCE, N 10 deg. 00' 31" W, a distance of 19.71 feet;

THENCE, N 20 deg. 52' 14" W, a distance of 38.20 feet;

THENCE, N 35 deg. 55' 30" W, a distance of 159.65 feet;

THENCE, N 76 deg. 52' 13" W, a distance of 38.29 feet;

THENCE, N 27 deg. 42' 57" W, a distance of 86.70 feet;

THENCE, N 38 deg. 32' 45" W, a distance fo 330.56 feet;

THENCE, N 17 deg. 22' 59" W, a distance of 274.68 feet to the point of beginning and containing 20.08 acres of land more or less.

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BEING the same property conveyed to J. D. Hill and wife, Margarette B. Hill by deed from Rick M. Johnson, Trustee of record in Book 8106, Page 855; Register's Office for Davidson County, Tennessee.

**The said J.D. Hill, having sinced died.**

***Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.**

This is improved property known as: **4745 Bull Run Road, Ashland City, TN 37015.**

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

**I WITNESS WHEREOF,** we have hereunto set our hands on this the 28 day of ~~January~~ April 1992.

Margarette B. Hill

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, **Margarette B. Hill, a unmarried widow,** the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Ashville~~, Tennessee, this 28 day of ~~January~~ April 1992.

Rick M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

John Douglas Baines
AFFIANT

Subscribed and sworn to before me, this the 28 day of ~~January~~ April, 1992.

Rick M. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

THIS INSTRUMENT PREPARED BY: *Rick M. Johnson 3221 Nolensville Rd., Ste. #1
Nashville, TN 37211 (615) 833-5858