This Instrument Prepared Without Title Search,
From Information Provided By the Parties, By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

ADDRESS NEW OWNER:
CLARENCE EDWARD CROWDER, JR.
3255 Melvin Road
Hermitage, TN 37076

SEND TAX BILLS:
NATIONAL MORTGAGE CORP.
P. O. Box 2098
Memphis, TN 38101-2098

MORTGAGEE:
SAME AS TAX BILLS

MAP AND PARCEL:
592/41

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the satisfaction of certain of the terms of a divorce settlement between Grantor and Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Virginia Hope Crowder, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Clarence Edward Crowder, Jr., a single person, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT I.
Land lying in Davidson County, Tennessee, and partially in Wilson County, Tennessee, and described according to a survey of John D. McCormick, 6247 New Hope Road, Hermitage, TN, as follows:

Start a common point on the west margin of Melvin Road, said point being the common corners of Charles Rowlett and wife, property recorded at Book 6987, Page 897, RODC, Tn, also being known as Map 87, Parcel 74, and the southeast corner of J. W. Whittle and wife, property recorded at Book 1260, Page 458, RODC, TN, also known as Map 87, Parcel 75, said point also being the southern margin of a 12 foot private easement; thence with this common boundary, N. 81 deg. 03 mins. 48 sec. W 548 feet to a point in the southeast most corner of the Clarence Edward Crowder and wife, Lula Mai E. Crowder property recorded in Book 2798, Page 201, RODC, Tn; thence N 8 deg. 42 mins. 02 sec. E 1113.11 feet to the point of beginning; N 81 deg. 03 mins. 45 sec. W 649.23 feet to a point; thence N 8 deg. 51 mins. 56 secs. E 530.60 feet to a point; thence S 81 deg. 55 mins. 42 secs. E 647.73 feet to a point; thence S 8 deg. 42 mins. 03 secs. W 540.39 feet to the point of beginning, containing 7.97 acres, more or less. Said property lying partially in Wilson County.

Being the same property conveyed to Clarence Edward Crowder, Jr. and wife, Virginia Hope Crowder, by Quitclaim Deed from Clarence Edward Crowder and wife, Lula Mai E. Crowder, of record in Book 8064, Page 619, Register's Office for Davidson County, Tennessee.

TRACT II.

All rights in, to, and under that certain instrument denominated Joint Access and Public Utility Easements executed by J. W. Whittle and wife, Dovie Whittle, Clarence E. Crowder and wife, Lula Mai Crowder, Clarissa Mai Crowder Gallagher, Brion C. Crowder, and Clarence E. Crowder, Jr. and wife, Virginia Hope Crowder, executed each to the other, dated _____, 1990, and being recorded simultaneously herewith, easement areas granted therein being further described as follows:

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Fourteen (14) Foot Easement

Beginning at the southwest corner of the J. W. Whittle and wife property, Book 1260, Page 458, Register's Office for Davidson County, Tennessee; thence S. 81 deg. 03' 48" E. a distance of 548.25 feet; thence N. 8 deg. 42' 03" E. a distance of 14 feet; thence N. 81 deg. 03' 48" W. a distance of 548.25 feet; thence S. 8 deg. 42' 03" W. a distance of 14 feet to the point of beginning.

Fifty (50) Foot Easements

Beginning at the southeast corner of the Clarence E. Crowder and wife property, Book 2798, Page 201, Register's Office for Davidson County, Tennessee; thence N. 8 deg 42' 03" E. a distance of 1,113.11 feet; thence N. 81 deg. 03' 48" W. a distance of 50 feet; thence S. 8 deg. 42' 03" W. a distance of 1,113.11 feet; thence S. 81 deg. 03' 48" E. a distance of 50 feet to the point of beginning.

This is improved property known as 3255 Melvin Road, Hermitage, Tennessee, 37076.

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

Witness my hand this the 2 day of June, 1993.

Virginia Hope Crowder
VIRGINIA HOPE CROWDER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Virginia Hope Crowder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of June, 1993.

Julia D. Brooks
NOTARY PUBLIC

My Commission Expires: 4/22/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Clarence E Crowder Jr.
AFFIANT

Subscribed and sworn to before me
this 28th day of June, 1993.

Julie D. Crubb
NOTARY PUBLIC

My Commission Expires: 1/22/95

JULIE D. CRUBB NOTARY PUBLIC DAVIDSON COUNTY

3940 07/01 0101 03CHECK 12.00

36461
IDENTIF. ↑ REFERENCE

93 JUL -1 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP