BOOK 9177 PAGE 694

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
J. Alan Sipe 1340 Union Hill Rd. Goodlettsville, TN 37072	Same	Map 17 Parcel 132 Fld.BK#:10D03900

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between VALINDA J. SIPE, hereinafter referred to as the "GRANTOR", and J. ALAN SIPE, hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, VALINDA J. SIPE, the GRANTOR, have this day bargained, sold and quitclaimed unto J. ALAN SIPE, the GRANTEE, his heirs and assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated July 18, 1991, and more particularly described as follows:
>
> BEGINNING at an iron pin set in the easterly margin (25 feet from the center line) of Union Hill Road, the most southwest corner of this tract, and a corner to Union Hill Cemetery; thence, with the margin of said road and a curve to the right having a central angle of 13 deg. 33' 03", a radius of 289.00 feet, an arc length of 68.35 feet and a chord of North 01 deg. 53' 27" West 68.19 feet to a point in the margin of said road; thence continuing with the margin of said road, North 06 deg. 39' 13" East 620.48 feet to an iron pin set in the margin of said road; thence leaving said road with a new dividing line, South 83 deg. 20' 47" East 518.21 feet to an iron pin set in the line of Kenneth Hitt; thence, with the line of said Hitt, South 00 deg. 33' 09" West 398.13 feet to an iron pin set by a corner post; thence, continuing the line of said Hitt, North 84 deg. 51' 02" East 145.34 feet to an iron pin set by a corner post; thence, continuing with said Hitt, South 02 deg. 51' 15" East 343.36 feet to an existing iron pin at a corner post, corner to said Hitt; thence, North 82 deg. 03' 21" West 749.58 feet to the beginning, containing 10.00 acres, more or less.
>
> BEING the same property conveyed to J. Alan Sipe and wife, Valinda J. Sipe, by deed from George C. Sipe and wife, Martha C. Sipe, of record in Book 8726, page 780, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for the said property is: 1340 Union Hill Road, Goodlettsville, Tennessee 37072.

By his signature hereto, the GRANTEE, J. ALAN SIPE, agrees that he will assume the balance of the indebtedness under a Deed of Trust executed by J. Alan Sipe and wife, Valinda J. Sipe, to J. C. Garrett, III, Trustee, to secure to the Bank of Goodlettsville one note dated March 24, 1993, in the

original principal amount of $91,850.00, filed for record on March 30, 1993, in Book 8899, page 399, Register's Office for Davidson County, Tennessee, that he will pay the same in a timely manner, and that he will indemnify and hold harmless the GRANTOR, VALINDA J. SIPE, from any cost, expense or judgment relating to any claim, demand or suit concerning the said mortgage, including her reasonable attorneys' fees, court costs and other litigation expenses. Further, by his signature hereto, J. ALAN SIPE specifically assumes liability for the payment of real property taxes, hazard insurance, maintenance and upkeep on the said property, the improvements thereon and the appurtenances thereto.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands the day and date acknowledged below.

GRANTOR
Valinda J. Sipe
VALINDA J. SIPE

GRANTEE
J. Alan Sipe
J. ALAN SIPE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. ALAN SIPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of Dec, 1993.

NOTARY PUBLIC

My Commission Expires: 9/17/97

IDENTIFICATION REFERENCE 53804

93 DEC -7 AM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared VALINDA J. SIPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 30 day of Dec, 1993.

NOTARY PUBLIC

My commission expires: 9/17/97

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 30 day of Dec, 1993.

NOTARY PUBLIC

My Commission Expires: 9/17/97

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